



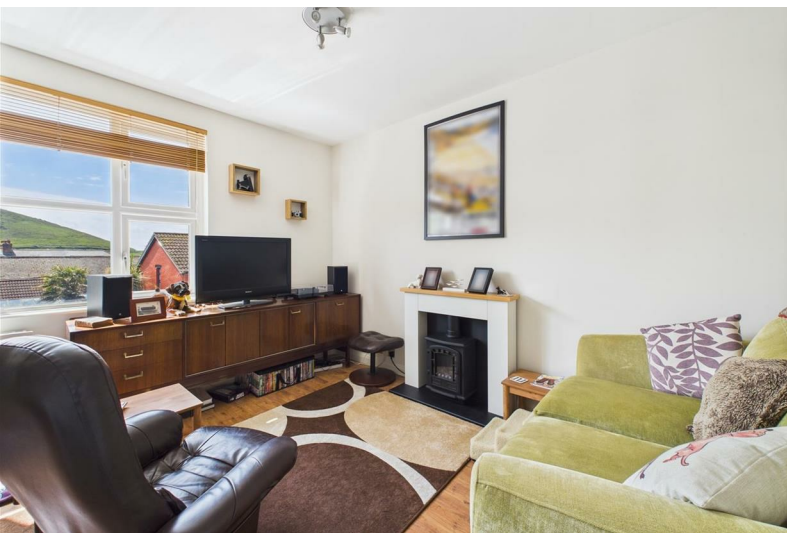
turners



Barton Road

Woolacombe, EX34 7BA

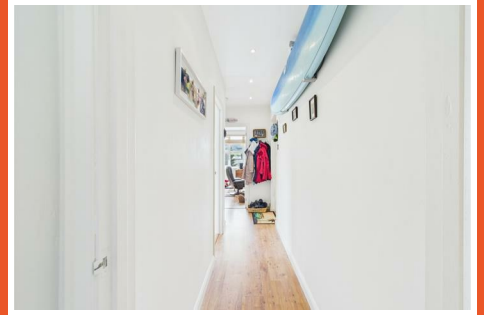
£250,000



Flat 9, Barton Court, Barton Road

Woolacombe, Devon, EX34 7BA

£250,000



An immaculately presented, stylish two-bedroom apartment perfectly situated for both convenience and comfort. The property has been finished to a high standard and comes with a highly sought after private parking space. An excellent opportunity for first-time buyers, young professionals, or holiday let investors. The apartment is situated in the heart of Woolacombe, a stone's throw from the world-famous beach and bustling village life.

Woolacombe known for its appeal to surfers, hikers, and general holidaymakers remains bustling with activity. The village's beautiful sunsets and welcoming atmosphere make it a haven for those seeking a memorable getaway. The convenience of proximity to surrounding towns such as Ilfracombe, Croyde, and Braunton adds to the allure providing a well-rounded experience for everyone.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California. For a change of scenery, Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

- Located in the heart of Woolacombe village, a short walk from the award winning beach
- Contemporary and stylish finish throughout
- Private allocated off road parking
- Delightful south facing countryside views
- Double glazing and electric heating
- An ideal lock up and leave holiday home
- Communal storage for bikes and surf boards

Hallway

12'7" x 3'1" (3.86 x 0.95)

A spacious entrance hall providing room for shoe storage and giving direct access to all rooms.

Living Room/Kitchen

18'8" x 9'6" (5.71 x 2.92)

A generous open-plan space with far reaching countryside views provides a comfortable living area and a contemporary kitchen with all modern appliances and an abundance of base and eye level cabinets. A clever use of the space also incorporates a four seater dining area without compromising on space or appearance.

Bedroom One

11'4" x 10'11" (3.46 x 3.35)

A large double bedroom that feels extremely light and airy on entering. The room can easily accommodate a bed size of your choice and all necessary modern furnishings.

Bedroom Two

13'5" x 7'1" (4.10 x 2.16)

Slightly smaller than bedroom one, but still a sizeable double bedroom with ample space for a variety of storage options.

Bathroom

5'11" x 5'5" (1.81 x 1.66)

A compact but bright and well equipped bathroom. The room is tiled in its entirety and comprises of a bath with mixer shower above, low level WC and pedestal sink.

Agents Notes

We have been informed of the following information:

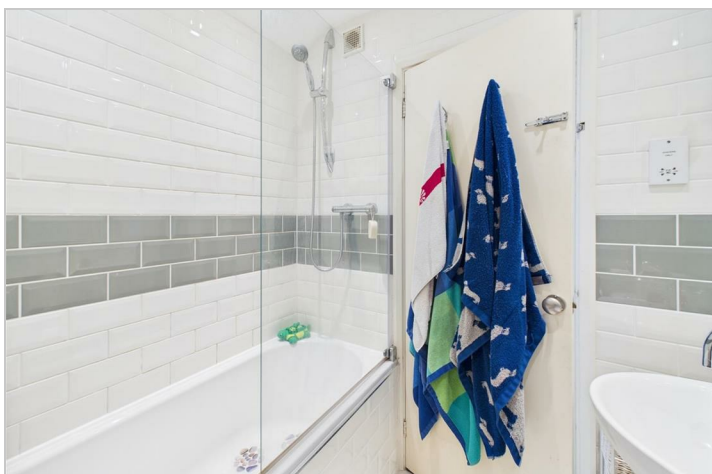
The property has a 999 year lease with 968 remaining.

The annual ground rent charge is £50, with a service and maintenance charge of £70 per calendar month.

To comply with the property misdescriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only, they should not be used as accurate measurements. Measurements may vary slightly between the property details and floor plan. We have not and will not test any mains services, gas/electric appliances, or fixtures and fittings mentioned in these details.

Directions

Proceed from our offices in a westerly direction along the High Street taking the main A361 out of town sign posted Barnstaple. At Mullacott Cross roundabout take the 3rd exit towards Woolacombe. Follow along this road for approximately 3 miles into Woolacombe turning left immediately after the Tides Inn. Take the first left-hand turning into Barton Road and Barton Court will be found on the left hand side marked by a large sign.



Road Map



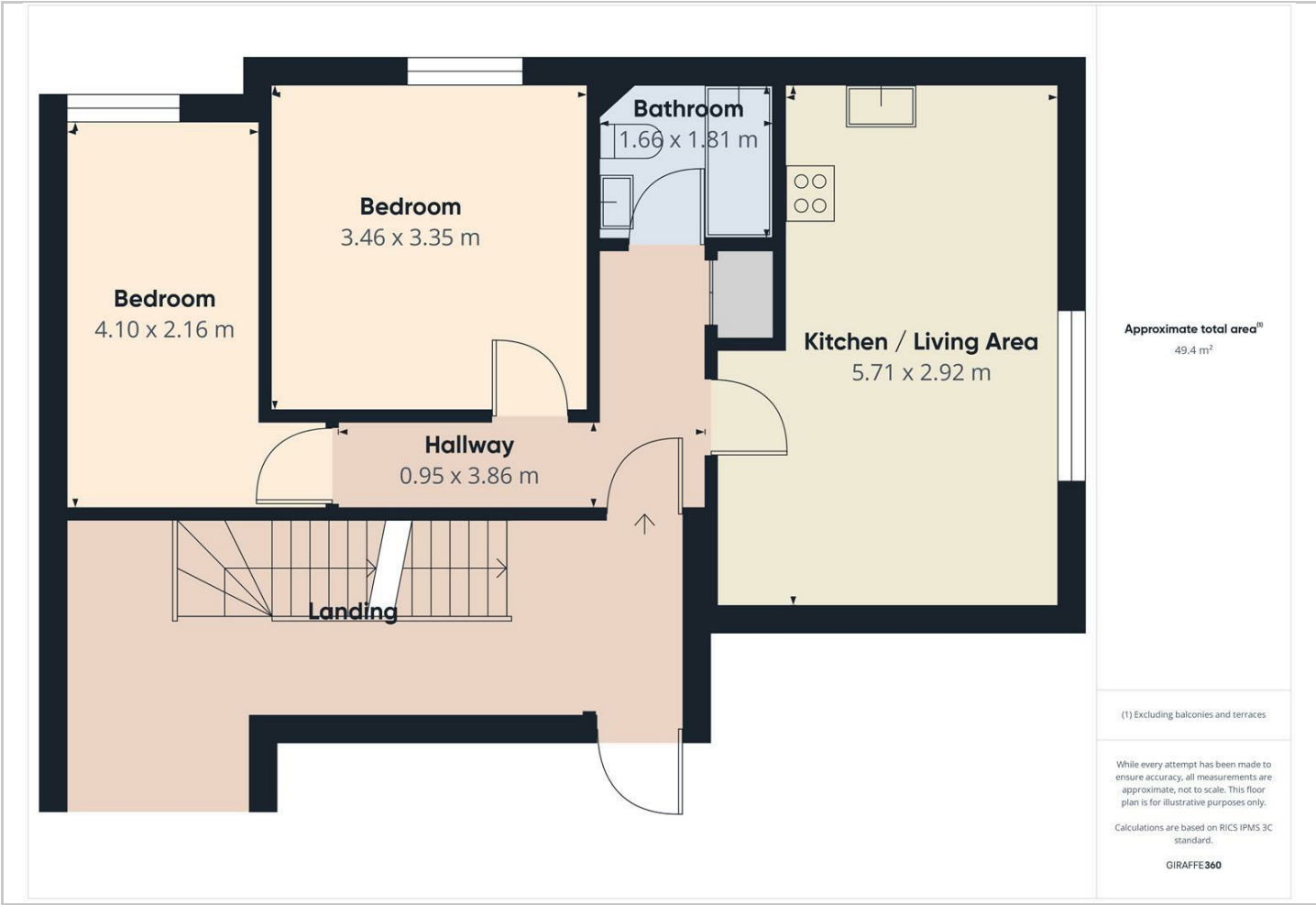
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421 Email: sales@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

