



turners



5 Chichester Park, Woolacombe, EX34 7BZ

Offers In Excess Of £500,000

A rare opportunity to acquire a detached, three bedroom home located in the extremely popular coastal village of Woolacombe. The property has wonderful sea views from the rear aspect and is located just a short walk from the Blue Flag Award Winning surfing beach. Occupying a large plot with front and rear gardens, garage and driveway, this property has recently had plans approved to convert an already spacious house into a breathtaking four bedroom, three bathroom property.

Living Room 15'9" x 10'6" (4.80 x 3.20 (4.81 x 3.19))

A dual aspect room, that truly makes the most of these breathtaking views. The large sliding doors lead out to the balcony and offer some of the best views in North Devon. The room features a chimney breast, pendant lighting, uPVC double glazing and carpeting throughout. Filled with light, this amazing space has ample room for the whole family to enjoy.

Kitchen 8'5" x 10'4" (2.57 x 3.15)

A spacious window benefiting from a uPVC window to the front elevation. The room features base and eye level units, inset stainless steel sink and ample space for all associated white goods.

Master Bedroom 12'3" x 10'6" (3.73 x 3.20)

An exceptional example of a Master Bedroom. The room features floor to ceiling sliding doors that lead to the garden. One rare benefit is being able to sit in bed and check the surf every morning. A great space with an abundance of potential.

Bedroom 2 8'7" x 10'11" (2.62 x 3.33)

Located on the lower floor the second bedroom is another sizeable double bed. The uPVC windows allow for views over the garden and out to sea. The space features carpeting throughout, a wall mounted radiator and space for associated bedroom furnishings.

Bedroom 3 8'6" x 11'0" (2.59 x 3.35)

Located next to the living room, the third bedroom also allows for those incredible sea and countryside views. With ample space for a double bed and all associated furnishing. Also featuring uPVC double glazing and carpeting throughout.

Bathroom 5'6" x 6'9" (1.68 x 2.06)

Located off the entrance hallway, the bathroom also benefits from a uPVC obscure window to the front elevation. Featuring a paneled bathtub, tiled walls, pendant lighting and carpeting throughout.

WC 2'7" x 6'11" (0.79 x 2.11)

A separate WC located off the hallway.

Garage

A large garage accessed from the front elevation of the property.

Garden

The slightly pitched rear garden is a great size and benefits from a small paving area near the property. Offering expansive countryside and sea views.

Agents Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

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. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions

From Mullacott Cross take the turning sign posted Woolacombe B3343. After approximately 3 miles this road brings you directly into the village. Just before the church on the right hand side turn right into Springfield Road and road will naturally follow around to the right becoming Chichester Park. Number 5 can be found on the right hand side.

Floor Plan



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

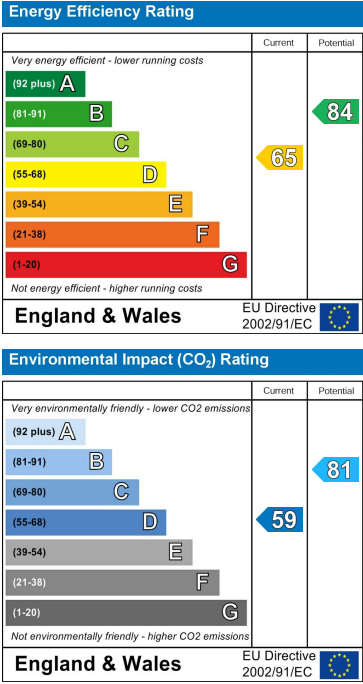
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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