



turners



3 Morteohoe Apartments , Woolacombe, EX34 7DZ

Asking Price £277,500

Just a stone's throw from some of the UK's most picturesque coastline is this well presented two bedroom apartment. Located in a well run block of apartments with its own private entrance, and extraordinary sea views from the conservatory and sun terrace. The property could be the ideal low maintenance holiday bolthole, and benefits from private parking for two and an external garage for additional storage.

Master Bedroom 10'6" x 8'6" (3.20 x 2.59)

The Master Bedroom benefits from a large uPVC double glazed window on the southern elevation, looking out over the sun terrace and out towards sea. The room benefits from carpeting throughout with a wall mounted radiator. There is also a built in cupboard for additional storage.

Master En-Suite 5'5" x 6'2" (1.65 x 1.88)

The main en-suite bathroom comprises a matching suite of inset bath tub, hand basin and WC. There is tiling throughout, with a heated towel rail and wall mounted shower unit..

Bedroom 2 8'8" x 7'8" (2.64 x 2.34)

The second bedroom has space for a single bed or potentially bunk beds to maximise the capacity of the apartment. The room also benefits from carpeting throughout, a uPVC double glazed window and wall mounted radiator.

Bedroom 2 En-Suite 4'2" x 5'5" (1.27 x 1.65 (1.26 x 1.64))

The second ensuite bathroom features an enclosed shower cubicle with wall mounted shower, tiled flooring, hand basin, heated towel rail and WC.

Kitchen 8'6" x 9'5" (2.59 x 2.87 (2.58 x 2.88))

The open plan kitchen has floor and wall mounted units alongside roll top work surfaces. All of the appliances are integrated and include a washing machine, fridge and freezer. The counter leading to the living room acts as a breakfast bar. The dual aspect kitchen is light, airy with partial tiled walls and laminate flooring.

Living Room 12'1" x 11'7" (3.68 x 3.53)

A social living space with direct access to the kitchen, conservatory and sun terrace. The double doors lead directly out to the conservatory and ensure the space is filled with light. The room benefits from wall mounted up lighting, new carpets and a wall mounted radiator.

Conservatory/Sun Room 11'5" x 9'5" (3.48 x 2.87 (3.47 x 2.86))

The conservatory could easily be utilized as a dining room, and boasts exceptional sea views. The enclosed uPVC sunroom ensures an abundance of light fills the rest of the apartment. The perfect spot to unwind on a winters day. The space allows direct access to the sun terrace and living room.

Communal Gardens

To the rear of the sun terrace is a tiered communal garden. Due to the elevation, the garden boasts unparalleled sea views. The upkeep of the communal gardens is built into the monthly service charge.

Sun Terrace

Accessed via the private entrance or the conservatory off the living room. The slabbed terrace offers exceptional views out to sea to the west and south. There is ample space for BBQ and outside seating. A space for the entire family to enjoy on a summers day. To the rear is a tiered communal garden with additional seating and unparalleled views.

Garage

The single garage is located on the lower tier of the external parking lot. The space is ideal for housing bikes and surfboards and ensuring the apartment remains clutter free.

Parking

There are two allocated parking spots in the parking complex on the other side of the road from Morteohoe Apartments.

Directions

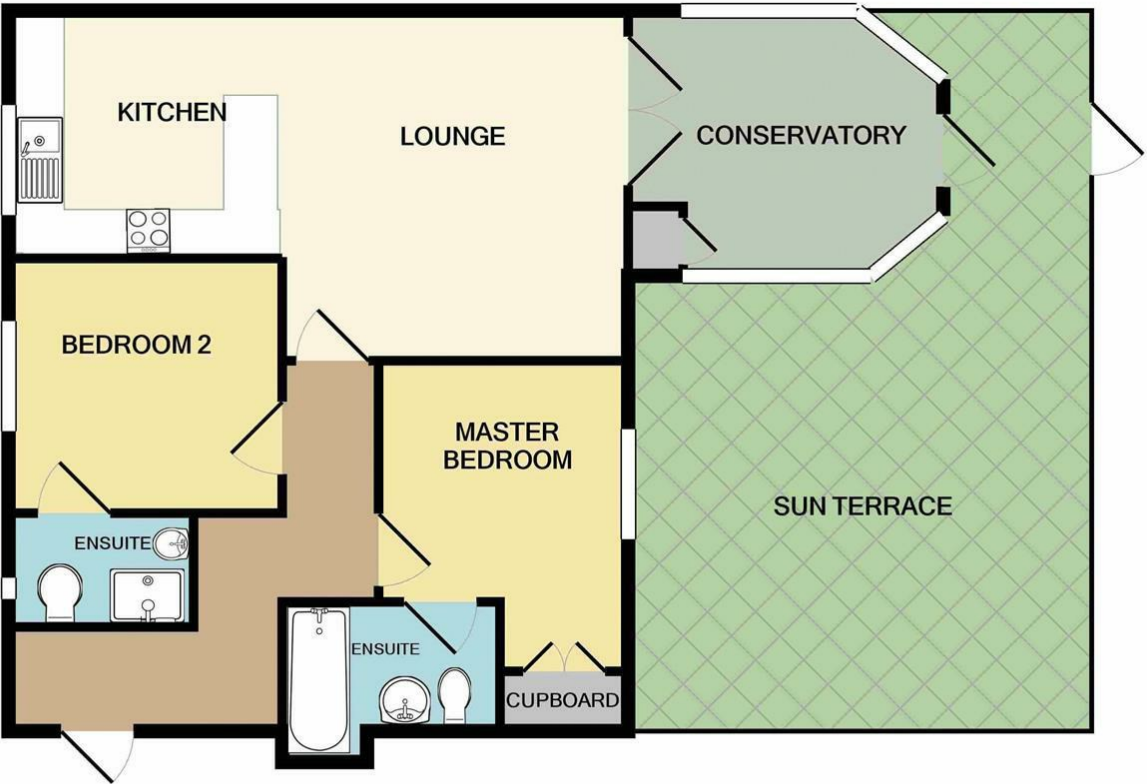
From Ilfracombe High Street head south out of town. When you reach Mullacott Roundabout take the third exit towards Woolacombe. When you reach Woolacombe beach take a right on to The Esplanade. Carry on along this road towards Morteohoe. When you reach the brow of the hill in Morteohoe, Morteohoe Apartments will appear on the right hand side, with the private parking lot on the left hand side.

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. A stipulation in the lease indicates that leaseholders are not allowed to rent the property out as a holiday let, although long term lets are allowed.

The service charge is £150 pcm, but this is inclusive of all water rates, communal cleaning and insurance. The lease was granted in 1988 for 999 years, so has 967 years remaining.

Floor Plan



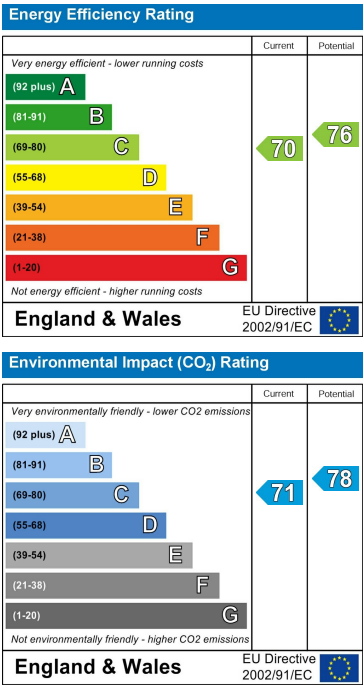
TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020

Area Map



Energy Efficiency Graph



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.