



41, Chichester Park



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Woolacombe, Devon EX34 7BZ

Woolacombe Beach, village amenities and the South West Coast Path walking distance. Saunton Golf Course 15/20 minutes.

A detached residence with coast and countryside views in sought after coastal village.

- Sea Views
- 3 Bedrooms. 2 Bathrooms
- Garage and Drive
- Cul-de-sac Location
- Close to Woolacombe Village
- 115 SQM / 1237 SQ FT
- Scope for Improvement
- No onward chain
- Council Tax Band E
- Freehold

Offers In Excess Of £455,000

SITUATION AND AMENITIES

In terms of location, the property enjoys the best of all worlds, being on high ground with superb views of both coast and country in a quiet, 'no through' residential road, within easy access of Woolacombe beach, the village centre and country/coastal walks. Woolacombe is renowned for its miles of superb sandy beach which has in recent years been voted by Trip advisor best beach destination in the UK and 13th best in the world. This makes Woolacombe a fabulous place for holidays and for recreational water sports, the beach blends nicely in to Putsborough sands to the south. The village nestles on the North Devon Coast through which the South West coastal path runs, this provides many miles of delightful walks to Baggly Point in Croyde and up to Morteheo and the rugged North Devon coast beyond. The village has a good primary school, Church, medical centre, pharmacy, post office and many pubs, shops and restaurants. The larger Victorian town of Ilfracombe is 6 miles away, Saunton Sands with its Championship golf course is easily accessible as is Exmoor National Park. Barnstaple, the Regional Centre, is about 14 miles to the south and houses the area's main business, commercial, leisure and shopping venues as well as District Hospital and theatre. The North Devon link road is also within easy access and connects, after about an hour or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The nearest International airports are at Bristol and Exeter.



DESCRIPTION

A split level detached house which presents part rendered, part stone elevations, with double glazed windows, beneath a tiled roof. The property would benefit some updating and has scope to remodel and maximise the view of Woolacombe bay. The layout briefly consists; Entrance Porch, Kitchen/Breakfast Room, Lounge/Diner, 3 Bedrooms (1 en-suite), 2 Shower Rooms, Studio/Study. Outside there is a driveway to the front and garage/store room. Mature gardens at the front and rear.

ACCOMMODATION

ENTRANCE PORCH off driveway with window to front and stairs leading to accommodation over garage. Door leads directly in to kitchen/breakfast room and further door to the front with pathway leading to the drive and the rear garden. KITCHEN/BREAKFAST ROOM matching wall and base units with space for white goods, inset sink and drainer with mixer tap, tiled splashback, gas 4 point hob and electric oven, space for microwave, door to INNER HALL airing cupboard housing Glow-worm gas boiler, loft access via hatch. BEDROOM 2 window to front, fitted carpet. SHOWER ROOM window to side, vanity hand wash basin with cupboards and drawers, WC with enclosed system, tiled walls, tiled shower. LOUNGE/DINER windows to front looking over Woolacombe Bay and over the burrows, door leading out to BALCONY and French doors in to STUDIO. Stairs from dining area lead own to BEDROOM 1 under stairs recess, windows overlooking garden and door leading outside. ENSUITE WETROOM with window to side, vanity hand wash basin with cupboard and drawers, dual flush close coupled WC, Mira advance flex electric shower, partly tiled walls, wall mounted heater. DRESSING AREA/STORAGE SPACE. BEDROOM 3 accessed off the entrance porch with its own staircase.

SERVICES

All mains services, gas fired central heating.

DIRECTIONS

<https://w3w.co/elevator.different.fellow>

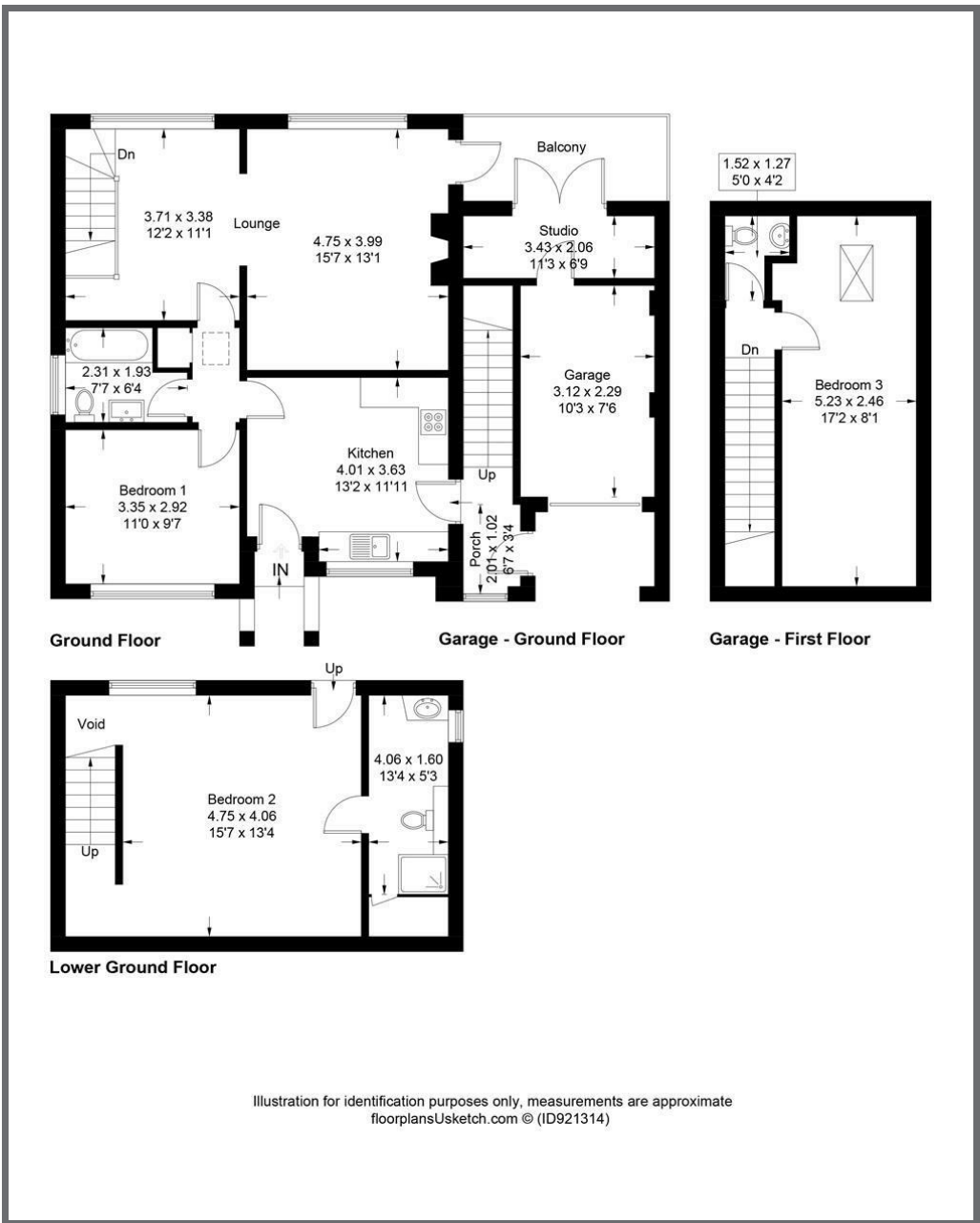
At Mullacott Cross roundabout take the left hand exit sign posted Woolacombe and Morteohoe, follow this road for approximately 3 miles into the village of Woolacombe. Proceed down the hill towards the village centre, turn right shortly after the former Royal Hotel and opposite the village hall into Springfield Road, proceed up the hill and follow the road around to the right into Chichester Park. Climb the hill and follow the road around to the right, take the second right hand turn and then right again, number 41 will be found at the end of the cul-de-sac on the right hand side.

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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