

STAMP DUTY
INCENTIVES



21, Tarka Lane



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, Woolacombe, Devon EX34 7AT

Woolacombe Beach/Village 2 Miles. Tarka Trail close by.

A detached chalet style residence close to the Tarka Trail and Woolacombe Bay

- Stamp Duty Incentive
- 3 Bedrooms, 3 Bathrooms
- Level secluded Garden
- Scope to convert garage.
- Freehold EPC Rating C
- Open Plan Living Area/Kitchen
- Garage/Utility, + Parking for 4
- Good Potential Income
- Fibre Broadband to the property
- Council Tax Band D

Guide Price £439,950

SITUATION AND AMENITIES

In a private cul-de sac near the Tarka Trail which is a cycle/walking track, formally the railway line into the area. This stretches for many miles through North Devon. Opposite the Tarka Lane development there is a bus stop and public house/restaurant. Tarka Lane is about 2 miles from the sea front of Woolacombe and has easy access by car to the nearby larger town of Ilfracombe and to the A361 which connects to Barnstaple, North Devon's main trading centre. Nearby Croyde is similarly popular with surfers and Saunton, some 4 miles away offers two links golf courses one being championship standard. At Barnstaple there is access to the North Devon Link Road which runs through to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of Trains to London Paddington in just over 2 hours.



DESCRIPTION

This detached chalet style residence presents painted rendered elevations with blue/grey cladding to the gables beneath a slate roof. We understand that the property was built around 2014 and has been used as a second home by the current owners on a limited basis each year and is almost as good as new internally.

ENTRANCE HALL with engineered oak flooring running through to superb open plan SITTING/DINING ROOM/KITCHEN featuring part vaulted ceiling and atrium window encompassing French doors on to the rear garden. There are designated sitting and dining areas within this double aspect room as well as the kitchen which is in a gloss white finish topped by Oak work surfaces incorporating 1 ½ bowl sink, fitted appliances include dishwasher, Range oven, extractor above, within a matching central island are integrated fridge and freezer. Returning to the hall is BEDROOM 3 with engineered oak flooring, EN-SUITE SHOWER ROOM with cubicle, wash hand basin, low level WC, heated towel rail/radiator, extractor fan. From the reception area a doorway leads to INNER LOBBY with staircase rising to first floor (described later). BEDROOM 2 engineered Oak flooring, ENSUITE SHOWER ROOM with cubicle, wash basin, low level WC, heated towel rail/radiator, extractor fan.

FIRST FLOOR LANDING storage cupboard. BEDROOM 1 view over fields, double built in wardrobe. BATHROOM panelled bath, hand held and overhead shower attachments, tile surround, wash hand basin with cupboard under, illuminated wall mirror above, low level WC, heated towel rail/radiator, extractor fan.

OUTSIDE

There is parking for four vehicles leading to GARAGE with up and over door incorporating UTILITY AREA with sink and plumbing for washing machine, gas fired boiler for central heating and domestic hot water, pedestrian door to rear garden. The garage may offer potential for conversion for additional accommodation subject to planning permission as this has been achieved on a neighbouring house. At the rear of the property is a level garden with lawn and good size terrace at the side and rear, seating area with timber gazebo with a shingle tiled roof, space for a hot tub, enclosed by fencing and a mature hedge. Power, water tap and lighting.

SERVICES

All mains services, gas central heating. Fibre to the property (FTTP) broadband currently 100mbs but up to 900 mbs. CCTV installed.

DIRECTIONS

What3words: [///along.shippers.before](#)

From Mullacott Cross roundabout take the turning signposted Woolacombe and Morthoe follow this road for about 2 miles around a sweeping S' bend at Turnpike Cross. Pass the turning to Morthoe to your right and Tarka Lane is next left. The property is found immediately on the right as you enter the development with a number plate clearly visible.

AGENTS NOTE

The majority of the contents are available by separate negotiation if required.

The property is subject to a holiday use restriction where no one can stay at the property any more than 28 days consecutively. Further information is available from the selling agents as to the potential holiday income on similar properties within the development. The accommodation is bright spacious, well presented and includes on the ground floor;



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		86
(81-91)	B	76	
(69-80)	C		
(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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