

View From  
Living Room Window



Flat 4, St Michaels



# Flat 4, St Michaels

The Esplanade, Woolacombe, Devon, EX34 7DJ

The beach, coastal walks and village amenities all close by.  
Croyde, Saunton, Braunton, Exmoor, Barnstaple, all within easy

A room with a view, and a stunning one at that, right down Woolacombe beach, of the surf and into the bay & ocean - they simply do not get much better than this, from a tastefully modernised first floor mansion apartment

- Entrance Hall, Contemporary Fitted Kitchen.
- Generous Sitting Room with marble fireplace
- Very good ceiling heights & 'WOW' factor view.
- 2 Bedrooms, 2 Bathrooms
- Tastefully modernised & well presented
- Gas C.H., Double Glazed.
- Allocated Parking for 2. Communal Gardens.
- Ideal main/Second home. No upward chain.
- Council Tax Band E
- Leasehold with a share of the Freehold

## Offers In Excess Of £675,000

### SITUATION & AMENITIES

Enjoying quite simply what is an unrivalled position in front line Woolacombe with enviable 180-degree panoramic views over Woolacombe Bay, Baggly and Hartland Points, Lundy Island and the Atlantic Ocean. The view is ever changing and also takes in a direct outlook over the golden sandy beach and surf as well as the commercial heart of Woolacombe with the scenic back drop of open countryside. We are advised by the vendors that from the sitting room window the sunsets are quite magnificent and binoculars are essential apparatus to monitor the various vistas. Woolacombe is famous for its three-mile sandy beach between Baggly and Morte points, regularly receives blue flag and premier sea side beach awards, and has also become one of Devon's premier surfing destinations. The village itself offers a range of shops, restaurants, bars and leisure activities and is surrounded by National Trust Land with a wide variety of trails and walks to enjoy. The equally well-regarded villages of Croyde and Saunton are both located a short drive away, each offering further sandy beaches and in the case of Saunton a popular Championship golf course. Nearby Ilfracombe has an attractive harbour, Exmoor National Park and Lynton/Lynmouth, in dramatic coastal scenery, are easily accessible by car. North Devon's main trading centre of Barnstaple is approximately 12 miles and offers a wide range of amenities and facilities one would associate with a large town including theatre and District Hospital. It also provides transport links on to the A361 (North Devon Link Road) which in turn connects to the M5 at Junction 27, where rail links to London (Paddington in about 2 hours) can be found at Tiverton Parkway. The nearest International airports are at Bristol and Exeter.



## DESCRIPTION

A self-contained first floor apartment, within a substantial detached Victorian mansion which comprises six apartments in total and presents elevations of Marland brick with double glazed windows beneath a slate roof. Flat 4 offers bright, spacious well-presented accommodation from which the "wow" factor is definitely the fantastic sea view from the main living space. There are well tended communal gardens to the rear, including a private shed for surfboards etc. The property is considered ideal as a principal residence or second home, however no holiday letting is allowed (other than to family and friends) however, as freeholder, the owners can overturn this policy by consensus but this apparently unlikely at this juncture. The apartments can be rented out on an Assured Shorthold Tenancy basis. We understand that pets may be allowed after obtaining a license from the Management Company, run by the residents.

## ACCOMMODATION

Access is from the ground floor COMMUNAL ENTRANCE HALL, an elegant well-maintained space with staircase rising to first floor and private front door with intercom entry phone to ENTRANCE HALL. Multipaned glazed door to SITTING/DINING ROOM featuring marble fireplace with fitted gas fire, bay window from which to enjoy the fantastic panoramic views, four wall lights and two chandeliers, all included. There is an open hatch to the contemporary KITCHEN which is in a white and grey theme with extensive base and wall cupboards and incorporating a single drainer circular stainless steel sink, adjoining work surfaces, integrated Zanussi dishwasher, Zanussi double electric oven, Zanussi ceramic hob, within cupboards beneath the aforementioned open squared archway, worksurface and integrated fridge, integrated freezer, tiled flooring, further matching base and wall units, extractor fan, cupboard housing gas fired boiler for central heating and domestic hot water as well as electric meters. BEDROOM 1 with range of mirror fronted wardrobes to one wall. EN-SUITE SHOWER ROOM with tiled cubicle, wash hand basin, mirrored splashback, strip light/ shaver point, low level WC, extractor fan, tiled flooring with pebble effect. The theme is once again grey and white. BEDROOM 2. FAMILY BATHROOM with panelled bath, tiled shower cubicle, wash hand basin, mirror above, strip light/shaver point, vanity cupboard below, extractor fan, heated ladder style towel rail/radiator, pebble effect tile flooring.

## OUTSIDE

To the front there is a brick paved driveway with allocated parking for two vehicles. To the rear the communal gardens are lawned and interspersed with mature trees and shrubs, there is a paved terrace and private garden shed, ideal for surfboards, bikes etc.

## SERVICES

All mains services. Gas fired central heating. According to OFCOM superfast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the OFCOM website <https://checker.ofcom.org.uk/>

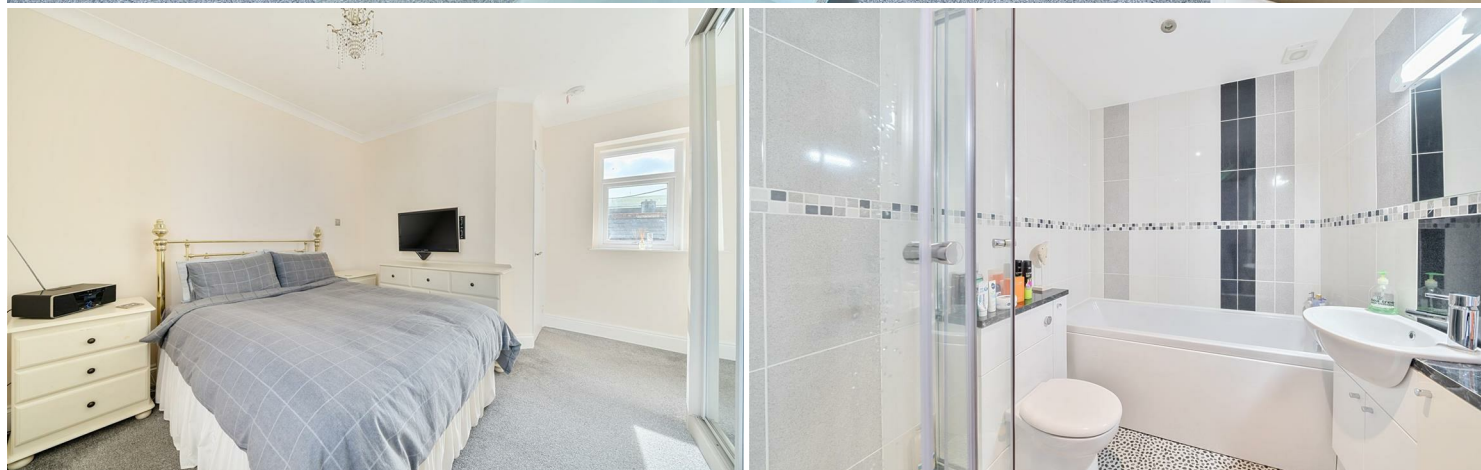
## TENURE

We understand that the property is leasehold (999 years from 22/06/1992), but also has a sixth share in the freehold. The current service charge is understood to be approximately £1400 per annum, which includes a sinking fund.

## DIRECTIONS

As one drops down into Woolacombe, the Esplanade is easily found overlooking the main beach and sea. St Michael's is within a few hundred yards along on the right-hand side.

WHAT3WORDS//shoving.birthdays.caused



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.



Approximate Area = 883 sq ft / 82 sq m (excludes communal hall)  
For identification only - Not to scale

**Second Floor**

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1103902

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	71	
(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	