



5, Avalon Court



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Beach Road, Woolacombe, Devon EX34 7BT

Woolacombe Beach/Village Walking Distance.

A first floor apartment with views of Woolacombe Bay. 2 double bedrooms, parking and communal gardens, walking distance to the beach and amenities.

- Short walk to beach and shops
- Full residential or holiday home/let
- 2 Double Bedrooms
- Integrated Appliances
- Sea Views
- Allocated Parking & Visitors Spaces
- Gas CH, Double Glazed
- 1/8 Share of Freehold
- Remainder of 999 Year Leasehold
- Council Tax Band A

Guide Price £299,950

## SITUATION AND AMENITIES

Situated centrally in the village of Woolacombe, within a short walk of the beach and amenities. Woolacombe sits on the North Devon coast and offers a variety of small shops, bars, restaurants and other leisure facilities.

The village has an excellent Ofsted rated primary school as well as a health centre, pharmacy, post office and church. The 2 and a half miles of award winning golden sand surfing beach is a major attraction of Woolacombe along with the surrounding open National Trust land offering miles of scenic walking. For keen golfers there are a number of local courses including the Saunton Sands championship course. Exmoor National Park is within half an hour by car.

Barnstaple, North Devon's main trading centre is approximately 14 miles away and offers many of the big name shops, direct access onto the A361 North Devon Link Road which joins the M5 at Junction 27 and a rail link at Tiverton Parkway.

## DESCRIPTION

One of 8 apartments within an imposing residence, the property is situated on the first floor and offers spacious accommodation, briefly comprising; Kitchen/Breakfast Room with integrated appliances. 2 Double Bedrooms, Modern Shower Room, Living Room and Dining Room with sea views. Outside there are communal gardens and drying areas, allocated parking space and visitors spaces.



## ACCOMMODATION

KITCHEN/BREAKFAST ROOM with matching wall and base units, many of which with useful storage systems, integrated electric oven. Built in microwave, 5 point gas hob with stainless steel extractor over. 70/30 fridge /freezer, space for a slimline dishwasher and washing machine. Wall mounted Worcester gas combination boiler installed 2016. Tile effect flooring, two shallow steps lead to the INNER HALLWAY with deep storage cupboard, door off to BEDROOM 1 accessed off the hallway, dual aspect generous sized room, alternatively could be used as an additional reception room. Built in bespoke book shelving with shelved cupboard below. Fitted carpet and some views of the surrounding hillside. BEDROOM 2 Accessed off the kitchen, windows to side elevation, fitted carpets. Modern SHOWER ROOM with double shower with sliding door, vanity unit with hand wash basin and WC. LIVING ROOM with stunning views of the surrounding hill side, Woolacombe and Putsborough beach. Archway leads into a DINING ROOM also with striking views of the bay.

## OUTSIDE

At the front of the property is an attractive, enclosed garden with lawn and stocked borders. At the side of the building is a pathway which provides access to the rear with steps leading to the apartment. There is also additional access to the side via a communal terrace garden. A further upper communal terrace is an ideal drying are for laundry and wetsuits. The property ha a private allocated parking space, along with use of visitor spaces.

## SERVICES

All main services, gas fired central heating,

## TENURE

The apartment is to be sold with the remainder of a 999 year lease, which commenced in 1988. There is a £100.00 per month maintenance charge, which includes buildings insurance, gardener and window cleaning. The property also benefits from 1/8 share of the freehold. Pets by arrangement.

## DIRECTIONS

What3Words: <https://w3w.co/sprays.calibrate.paddocks>

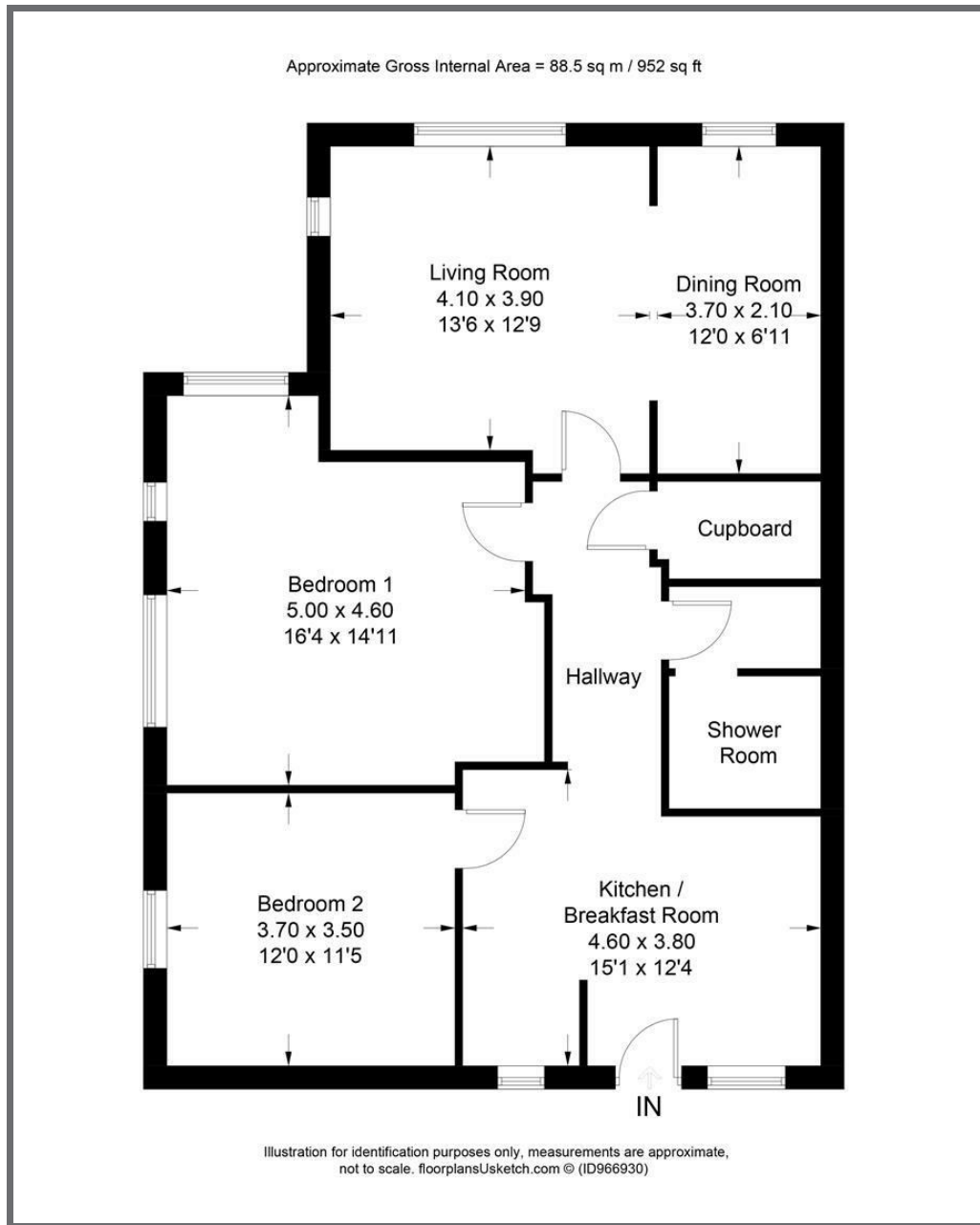
As you drop down the hill into Woolacombe on Beach Road the property is on the right-hand side on the corner of Beach Road and Fairholme Road but vehicular access is to the rear.

## 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](mailto: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			
(81-91) B			
(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	82	68

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