



Apartment 5





# Apartment 5 Southover

Springfield Road, Woolacombe, Devon, EX34 7BX

Woolacombe village amenities, beaches and the South West Coast Path close by

A delightful unrestricted one bedroom apartment with stunning views over the bay

- Stunning views over Woolacombe Bay
- South facing terrace
- Currently run as a year round holiday let
- Porch, living area, kitchen, Bedroom
- Remainder of a 999 year lease
- Off street parking
- Unrestricted residential use
- Producing circa £25,000 pa gross income
- Bathroom, owner's storage
- Business rated

Guide Price £325,000

## SITUATION AND AMENITIES

Enjoying excellent views over Woolacombe bay, National Trust Hillside, Baggy Point and Hartland. Barricane, Combesgate, Rockham beaches are within walking distance, as is Woolacombe Village itself, not only famous for its award winning beach but also offering a range of shops, restaurants, bars and leisure facilities. The 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 and Exmoor National park and Lynton/Lynmouth, with further dramatic coastal scenery, are easily accessible by car. North Devon's main trading centre of Barnstaple is only 12 miles and offers a wide range of amenities and facilities to include Theatre and District Hospital. It also provides transports links to the A361 (North Devon Link Road) which in turn connects with the M5 at Junction 27 where rail links to London (Paddington in just over 2 hours) can be found at Tiverton Parkway. The nearest International airports are at Bristol and Exeter.

## DESCRIPTION

A perfectly formed one bedroom apartment, with its own entrance, enjoying fine views over Woolacombe bay and National Trust land, Baggy Point and Hartland in the distance. Private sea facing decked area and off street parking. The property is one of only 5 apartments in the building and has been in family ownership for 15 years and fully renovated during their tenure. There is an option to purchase the property fully furnished and we have been informed by the vendor that the majority of the furniture is approximately 2 years old.





## ACCOMMODATION

UPVC stained glass front door opening to PORCH Window to side elevation, a handy owners storage cupboard, coat hanging area, radiator and carpet. Wooden door with glass panels opening into SITTING/DINING ROOM/KITCHEN Spacious living space with windows to side elevation, full height sliding doors to front with views across Woolacombe Bay. Seating area, space for dining table and chairs, galley kitchen, shaker style kitchen units with ample work surface, storage above and below with a range of fitted appliances including, fridge freezer, washing machine, dishwasher, electric oven with four ring gas burner above and extractor over, one and a half bowl stainless steel sink, further owners storage cupboard, hallway leading to BEDROOM Currently setup with a Super king bed, large wardrobe and chest of drawers, opaque windows to side, cupboard with wall mounted gas boiler, shelving underneath. space for large wardrobe and chest of drawers. BATHROOM A well-equipped modern bathroom with opaque window to side elevation, a three piece suite comprising; Panel bath with mains fed shower over, 200mm drencher shower head, pedestal hand wash basin, low level WC. Tiled walls and flooring, mirror with vanity light.

## OUTSIDE

Allocated off street parking for one vehicle, a spacious decked area big enough for table and chairs, enjoying fine views across the bay, ideal for al-fresco summer dining.

## TENURE

Length of lease / 999 years from January 2005

Associated costs / Service charge - £85 per month / Ground Rent - £50 per year

## SERVICES

All mains connected.

According to Ofcom superfast broadband is available as is mobile coverage by most networks.

## DIRECTIONS

As one drops down into Woolacombe on Beach Road, at the village Hall, turn right onto Springfield Road, Continue up the hill and bear left, after approximately 100 yards Southover Apartments can be found on the right hand side with name board clearly displayed.

WHAT3WORDS///seabirds.closets.slurping

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).





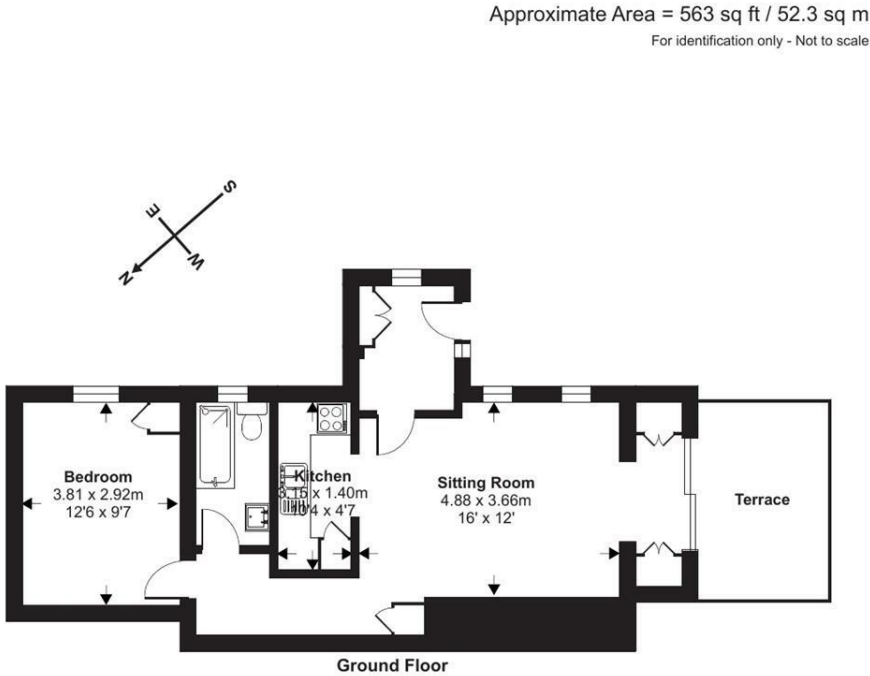
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

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