



2 Middlecombe



2 Middlecombe Byron

Beach Road, Woolacombe, Devon, EX34 7FE

Croyde, Saunton, Braunton, Exmoor and Barnstaple, all within easy access.

A stunning contemporary within walking distance to the beach and amenities.

- High specification, contemporary apartment
- Open plan living area, sun terrace/patio
- Allocated parking, lift access
- A range of facilities including;
- Council Tax Band B
- 2 double bedrooms, 2 bathrooms
- Internal and external storage
- Walking distance to beach.
- Swimming pool, sauna, gym and spa
- Leasehold

Offers In Excess Of £399,950

SITUATION AND AMENITIES

2 Middlecombe, Byron Apartments is set in an exclusive collection of stunning, open-market apartments only minutes from the beach. Whether as a holiday home to share with family and friends, a lucrative investment property, or as your very own coastal residence, Byron has something for everyone. Barricane, Combesgate and 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

Completed in 2018, 2 Middlecombe is a well proportioned, modern apartment, located in the sought after Byron development. The property which has lift access, is set on the garden level of the block, creating a cosy ground floor feel, with private terrace and easy access to the rear onto Sandy Lane, making it optimally located for those owners or guests with a pet dog. The living space is spacious with a 23ft Kitchen/Dining/Sitting Room, two comfortable double bedrooms and two bathrooms (one being en-suite). Additionally there is one parking space and storage unit. All owners and guests have access to the swimming pool, sauna, gym and games room with support staff providing a reception/concierge, night porter/security and an introduction to apartment facilities and controls. The seller has confirmed that they would be prepared to sell the property fully furnished via separate negotiation if required.

ACCOMMODATION

Lift and stair access to COMMUNAL HALLWAY. Door opening to ENTRANCE HALL with handy storage cupboard with space to store cleaning tools/materials, also housing hot water tank and heat return system. LIVING AREA open plan Kitchen/Dining/Sitting Room with window and patio doors leading out to the private terrace. The modern KITCHEN area has ample composite work surface, with the range of stylish brush steel handled, fitted cupboards, above and below. Inset single bowl sink, a range of integrated Siemens appliances, including slimline dishwasher, four ring electric hob with double oven below and extractor fan above, chest high fridge, with freezer compartment. Further storage and space for microwave. TV points wood effect flooring, and two Dimplex heaters.

BEDROOM 1 large double room with window over terrace area, fitted full height wardrobes with mirrored doors, TV point, Dimplex heater. ENSUITE SHOWER ROOM a three piece suite comprising, floating hand wash basin, shower cubicle with mains fed shower and low level WC, vanity mirror with storage and integrated light, ceramic tile surround and wood effect tiled floor, heated chrome towel rail. BEDROOM 2 double room with window over terrace area, fitted full height wardrobes with mirrored doors, TV point, Dimplex heater. FAMILY BATHROOM three piece suite comprising floating sink, panel bath with the mains fed shower over, low level WC. Mirror with storage and integrated light, heated chrome towel rail.

SERVICES

All electric heating and hot water.

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 there is the balance of a 250 year lease which was granted on 01.01.2014

Current yearly service charge: £6,605.36

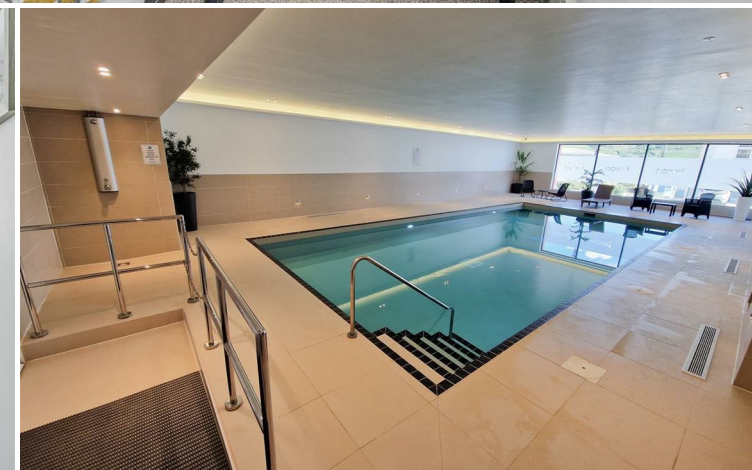
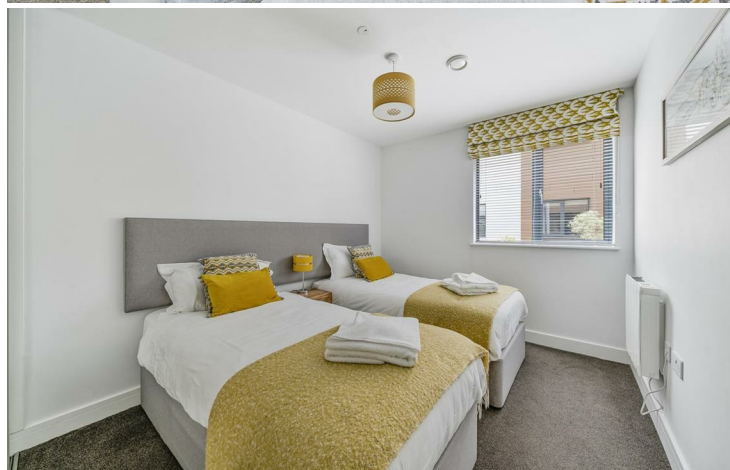
Current Ground Rent: £250.00

DIRECTIONS

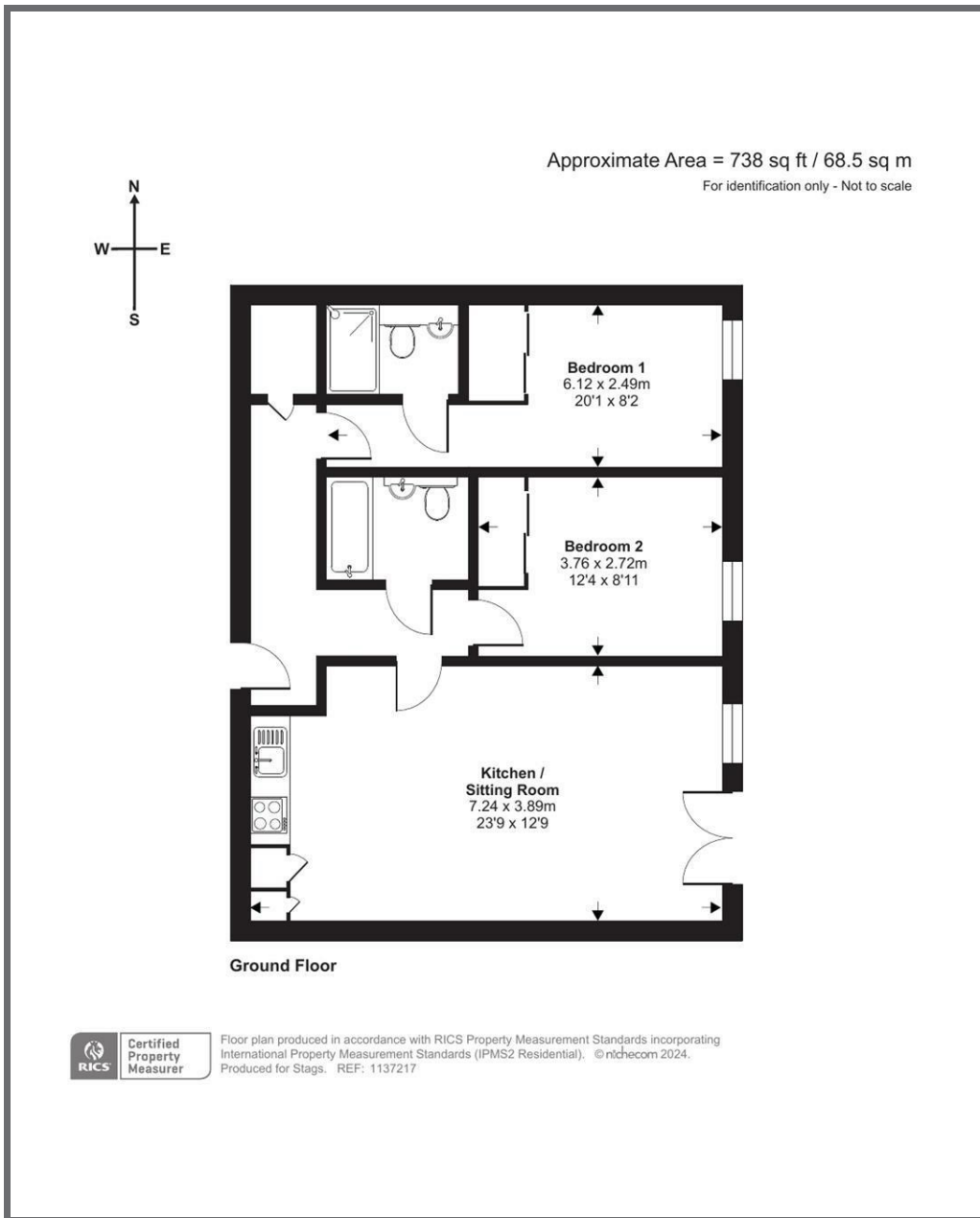
As one drops down into Woolacombe and enters the village, proceed towards the sea front. Byron can be found on the right hand side, at the corner of Beach Road and Sandy Lane. The entrance to the car park is off Sandy Lane with the formal reception entrance on Beach Road.

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.



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		73	73
EU Directive 2002/91/EC			

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