



Camascott



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North Morte Road, Morteheo, Woolacombe, Devon, EX34 7ED

Local amenities, beaches & coast path close by. Woolacombe 1 Mile

A 2/3 bedroom terraced house in favoured coastal village with sea views with parking and garden.

- Reverse Level Mid Terrace House
- 2/3 Bedrooms
- Coast and Countryside Views
- Two Private Parking Spaces
- Council Tax Band B
- Build circa. 1998
- Open plan Kitchen/Dining/Living Room
- Rear Garden & Roof Terrace
- Upvc Double Glazing & Gas Central Heating
- Freehold

Guide Price £425,000

## SITUATION AND AMENITIES

The property is perfectly located near shore and moor, in the wonderful village of Morteheo, near fabulous coastal paths, moorland walks, local swimming beach known as Grunta and Woolacombe surfing. Morteheo is within an area of Area of Outstanding Natural Beauty (AONB), Unesco Biosphere Reserve, Conservation Area, and also surrounded by National Trust farmland. Morteheo is on the borders of Woolacombe and these twin villages stand on the Atlantic coast. Woolacombe is famous for its three mile sandy beach, between Baggy and Morte Points, and regularly receives Blue Flag and Premier Seaside Beach Awards. It has also become one of Devon's premier surfing destinations. Morteheo and Woolacombe villages offer a good range of shops, restaurants, bars, leisure facilities and outstanding local primary school.



## DESCRIPTION

A modern terraced house located on North Morte Road in the picturesque village of Morteheo. The property presents painted, rendered elevations with UPVC windows, doors, fascias and guttering, beneath a tiled roof. The accommodation is arranged on a reverse level basis over two floors, on the ground floor; Entrance hall, 2 double bedrooms with built in wardrobes, and shower room. On the first floor there is an open plan kitchen and living area with doors opening onto the roof terrace which enjoys coast and countryside views. The dining room or occasional third bedroom is also off the living area as well as the bathroom. The layout and accommodation with approximate dimensions is more clearly identified by the accompanying floor plan.

One of the standout features of this property is the view from the terrace of the Bristol Channel and overlooking the rear garden. The property also benefits from parking provision for two vehicles, a rare find in this sought-after location. Say goodbye to the hassle of searching for parking spaces - you'll have your own designated spots right at your doorstep.

Don't miss this opportunity to make Camascott your new home. Embrace the laid-back coastal lifestyle and create lasting memories in this wonderful property in Morteheo

## SERVICES

All mains services. Gas fired central heating. According to Ofcom Ultrafast broadband is available in the area.

## DIRECTIONS

As you enter Morteheo village from Morteheo Station Road turn right immediately after the Post Office on to North Morte Road, the property can be found on the left hand side.

What3Words: ///form.engulfing.instance

## AGENTS NOTE

The maintenance of the driveway is shared responsibility with 3 other properties on an ad-hoc basis.

## SPECIAL NOTE

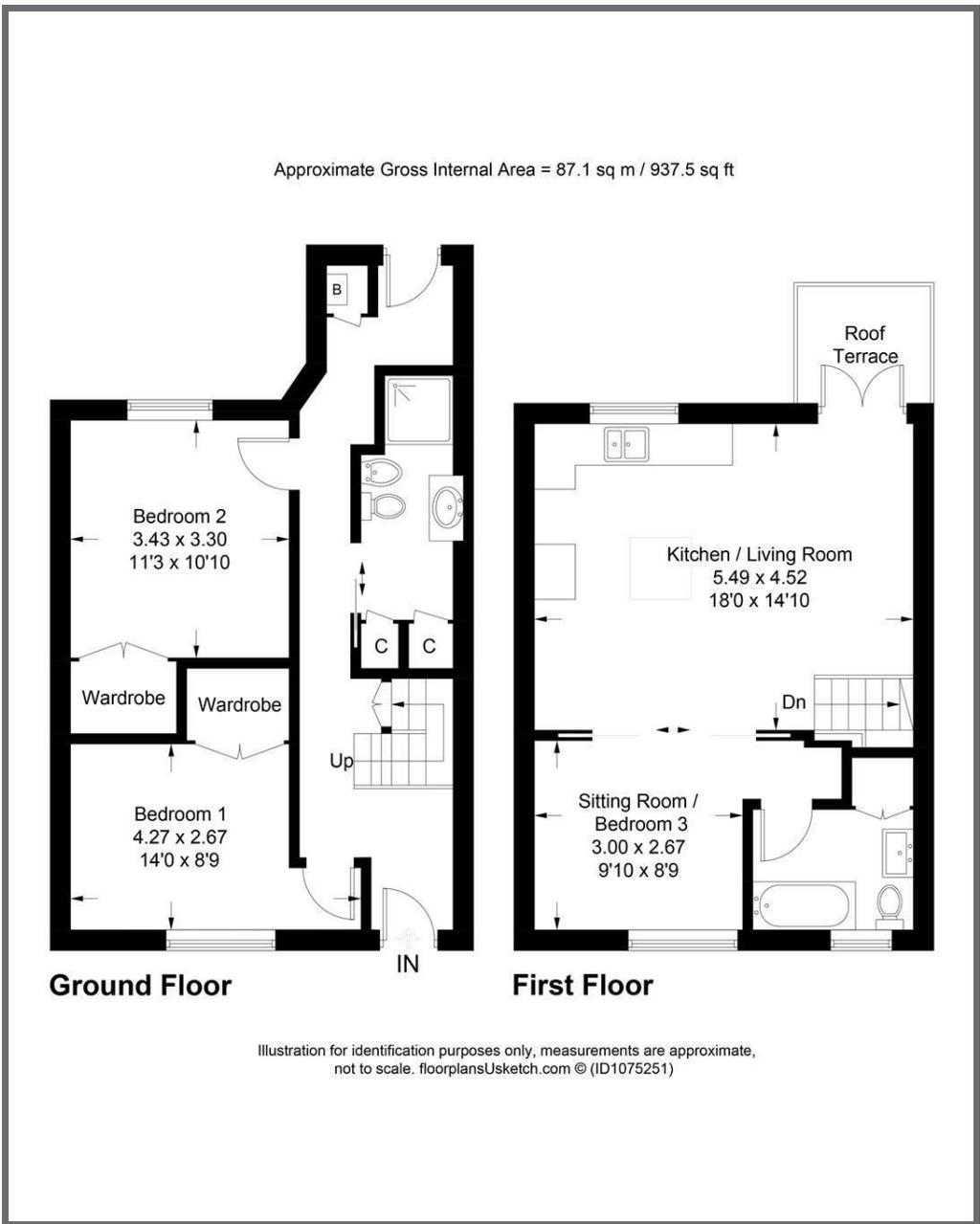
Please note that a restrictive covenant states that the property cannot be extended at the rear of the property any further west than the existing rear porch. For further information, please contact the selling agents.

## 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)	A		87
(81-91)	B		
(69-80)	C		74
(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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