



8 Sandpiper Court





# 8 Sandpiper Court

Beach Road, Woolacombe, Devon, EX34 7AD

Woolacombe Village & Beach within healthy walking distance

A second floor balcony apartment  
enjoying fine sea views on fringe of  
favoured village

- 2 Double Bedrooms, 2 Bathrooms
- Views over Woolacombe Bay
- Garage with adjacent parking
- Elevated position
- Remainder of a 999 year Lease
- Open plan living/dining area
- Large Communal Gardens
- Ideal main or second home
- Council Tax Band C
- Plus share of Freehold

## Offers In Excess Of £390,000

### SITUATION AND AMENITIES

Woolacombe sits on the North Devon Coast and is popular with visitors from all around the country, primarily because of its award winning blue flag golden sand surfing beaches. In addition, the village is surrounded by rolling National Trust landscape which offers many miles of walking along some of the most breath-taking coastal scenery in the country. Just across the road is a footpath that leads directly down to the centre of Woolacombe and on to the beach. The village amenities include a variety of shops, bars and restaurants, various other leisure facilities, primary school and health centre. The nearest larger town is Ilfracombe being about 5 miles, Barnstaple the Reginal Centre, is approximately 14 miles and offers many of the big-name shops as well as, Pannier market, North Devon District Hospital, a rail link and direct access on to the A361 North Devon Link Road which, in a further 45 minutes or so, joins the M5 at Junction 27 and where Tiverton Parkway offers a fast service of Trains to London Paddington in just over 2 hours. The nearest International airports are at Bristol and Exeter. A little further along the coast is the famous surfing beach of Croyde and beyond that Saunton Sands, also with Championship Golf Course.

### DESCRIPTION

8 Sandpiper Court comprises a second-floor purpose-built apartment being one of a block of just 11, built around 2001. This particular apartment is accessed one storey up from the carpark, there is a shared communal staircase and lift to access the property. The apartment offers bright, spacious and well-presented accommodation which includes a balcony ideal for alfresco dining.





## ACCOMMODATION

COMMUNAL ENTRANCE with video entry system with stairs and lift.  
ENTRANCE HALL with wood effect flooring, sizeable STORAGE/CLOAKS CUPBOARD, OPEN PLAN LIVING/DINING ROOM with sliding doors leading out to BALCONY with views over to Woolacombe Bay. Archway leading to KITCHEN with a modern, shaker style fitted matching wall and base units with integrated appliances, including oven and fridge, 4 point gas hob with stylish glass extractor over, 2 bowl stainless steel sink with mixer tap and tiled splash back. MAIN BEDROOM Large double room with window to rear, wooden flooring, built in wardrobes and space for further furniture. EN-SUITE BATHROOM Roll top bath, pedestal hand wash basin, low level WC, wall mounted mirror. BEDROOM 2 Large double room, window to side, wood effect flooring, BATHROOM a three piece suite comprising Shower cubicle, pedestal hand wash basin with mirror and low level WC. Storage with utility space under.

## OUTSIDE

There is a GARAGE in block with up and over door, power and light, as well as designated parking space in front. There is a external COMMUNAL STORE ideal for housing surf boards etc. A particular feature are the generous, well tended communal gardens featuring a pond, stream and feature waterfall with a bridge allowing access over.

## TENURE

We understand that the property is leasehold, held originally on a 999 year lease with approximately 977 remaining, but that each owner has an 11th share in the freehold. The block is run by a residents management company and the current annual service charge is understood to be £1,391 per annum. This includes annual service of the central heating boiler, maintenance of the building and grounds as well as buildings insurance, also communal lighting, lift and cleaning, gardening as well as a sinking fund. We understand that the lease restricts pets and although the apartments can be rented out on an Assured Shorthold tenancy basis they can not be holiday let (other than to family and friends).

## DIRECTIONS

Coming from the Braunton direction, at Mullacott Cross roundabout take the left hand exit, sign posted to Woolacombe and Mortehoe. Continue in the direction of Woolacombe and as you drop down the hill, pass the service station on your right and after the next right hand bend the block will be seen on the right.

WHAT3WORDS: ///thinks.flicked.flashback

## 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.

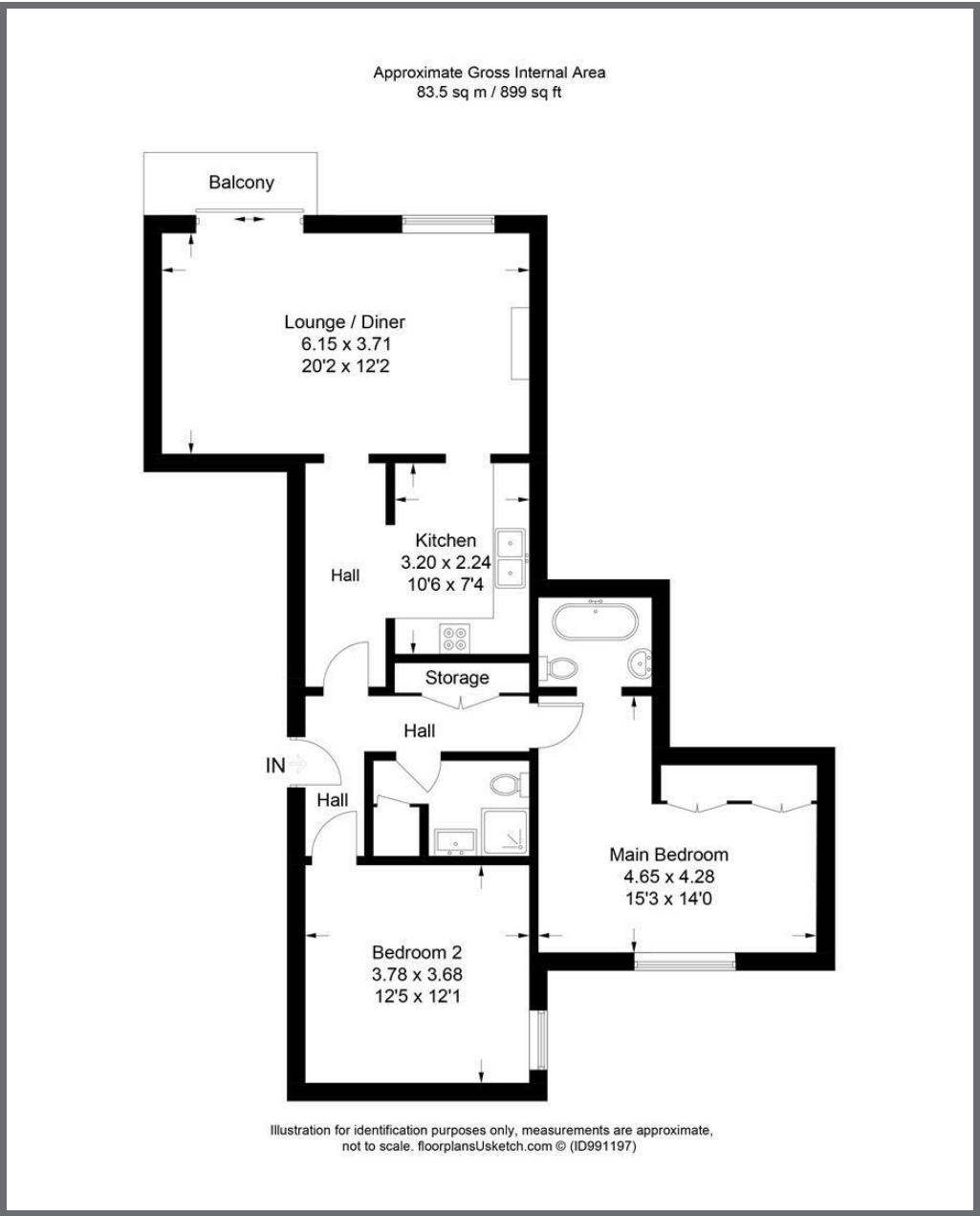


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>81</b>	<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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