



Flat 2 St. Michaels



STAGS

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The Esplanade, Woolacombe, Devon, EX34 7DJ

Woolacombe beach across the road. Village amenities and South West Coast Path close by.

A 3 bedroom ground floor waterside apartment with private courtyard/terrace, parking and stunning frontline views of the beach/bay.

- 3 Bedrooms, 2 En-suite
- Dining Room/Garden Room
- Utility Room. Cloakroom WC
- Annual Maintenance approx. £1,400
- 1/6 Share of Freehold. No upward chain.
- Kitchen/Breakfast Room
- Spacious Sitting Room
- Sea Views. Private courtyards.
- Remainder of 999 Year Leasehold
- Council Tax Band E

Guide Price £635,000

SITUATION AND AMENITIES

Enjoying quite simply what is an unrivalled position in front line Woolacombe with enviable 180-degree panoramic views over Woolacombe Bay, Baggy and Hartland Points, Lundy Island and the Atlantic Ocean. The view is ever changing and also takes in a direct outlook over the golden sandy beach and surf as well as the commercial heart of Woolacombe with the scenic back drop of open countryside. We are advised by the vendors that from the terrace the sunsets are quite magnificent and binoculars are essential apparatus to monitor the various vistas. Woolacombe is famous for it's 3 mile sandy beach between Baggy and Morte points, regularly receives blue flag and premier sea side beach awards, and has also become one of Devon's premier surfing destinations. The village itself offers a range of shops, restaurants, bars and leisure activities and is surrounded by National Trust Land with a wide variety of trails and walks to enjoy. The equally 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, Exmoor National Park and Lynton/Lynmouth, in dramatic coastal scenery, are easily accessible by car. North Devon's main trading centre of Barnstaple is approximately 12 miles and offers a wide range of amenities and facilities one would associate with a large town including theatre and District Hospital. It also provides transport links on to the A361 (North Devon Link Road) which in turn connects to the M5 at Junction 27, where rail links to London (Paddington in about 2 hours) can be found at Tiverton Parkway.



DESCRIPTION

A self contained ground floor apartment, with totally private entrance, in turn off the private courtyard [both a rarity in Woolacombe], within a substantial detached Victorian mansion which comprises 6 apartments in total and presents elevations of Marland brick with double glazed windows beneath a slate roof. Flat 2 offers bright, spacious, versatile and well presented accommodation from which the 'WOW' factor is definitely the fantastic sea view. There is a private outdoor terrace as well as an internal courtyard and parking for 2 vehicles adjacent to the apartment. There are well tended communal gardens to the rear. Part of the apartment is single storey and therefore may offer potential for an extension above, subject to planning permission and lease considerations. There may also be potential to create a self contained element, including bedroom 3 & the utility room areas.

DINING/GARDEN ROOM

The property is approached via shared driveway. Two private parking spaces with brick paved drive and front door access via private walled courtyard. PORCH Window overlooking courtyard. Tiled floor and inner door leading into dining/garden room with views over Woolacombe bay. Tiled floor, archway leading into kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

With built in matching wall cupboards and base units in light oak. Integrated 70/30 fridge freezer. NEFF electric oven, 4 point gas hob and dishwasher. Space for microwave oven. Four top work surface with inset sink with mixer tap, tiled splash back. Continuation of tiled floor. Archway/servery with breakfast table beneath and doorway through to living room.

LIVING ROOM

With large bay window looking over the esplanade, Woolacombe Bay and to Putsborough. Fitted carpet, electric fire with stone fireplace.

INNER HALL

Window onto courtyard.

CLOAKROOM/WC

With pedestal wash basin, tiled walls, light and shaver point, extractor fan & airing cupboard with slatted shelving.

BEDROOM 1

With windows to side, fitted carpet, built in wardrobes with sliding doors.

EN-SUITE SHOWER ROOM

Large walk in shower with drench style shower, aqua panelling and glass shower screen. Majority tiled walls, wood effect flooring, close coupled WC, vanity hand wash basin with mixer tap.

BEDROOM 2

Window to rear overlooking inner courtyard, built in furniture. Fitted carpets.

EN-SUITE SHOWER ROOM

Singular enclosed shower, vanity hand wash basin with light and shaver point above, close coupled WC, tiled floor to ceiling and window too rear, extractor fan.

UTILITY ROOM

Sliding doors leading to courtyard, cupboard housing Baxi gas boiler, wall and base units, space for white goods, inset stainless steel sink and drainer, partly tiled walls and vinyl flooring.

INNER LOBBY

With coat rails. Leading to:

BEDROOM 3

Patio doors to the front elevation lead into court yard. The room would make ideal home office, studio or gym etc.

OUTSIDE

To the front there is a brick paved driveway with parking for 2 vehicles, courtyard style garden and further walled internal courtyard with fishpond accessed from the property. To the rear the COMMUNAL GARDENS are lawned and interspersed with mature trees and shrubs, there is a paved terrace and private Garden Shed, ideal for surfboards/bikes etc.

SERVICES

All mains services, gas fired central heating.



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		

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