



Broadside, 59 Chichester Park

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Woolacombe, Devon EX34 7BZ

Beach, village amenities and the South West Coast Path within walking distance

A tastefully modernised & well presented two story residence with breath-taking sea views in a sought-after coastal village

- Cul-de-sac location
- Sea and countryside views
- Tastefully modernised
- Walking distance to the beach
- No onward chain
- Off road parking & garage
- Freehold
- Council tax band E

Guide Price £645,000

SITUATION

In terms of location, the property enjoys the best of all worlds, being on high ground with superb views of both coast and country in a quiet cul-de-sac, within easy access of Woolacombe beach, the village centre and country/coastal walks. Woolacombe is renowned for its miles of superb sandy beach which has in recent years been voted by Trip advisor best beach destination in the UK and 13th best in the world. This makes Woolacombe a fabulous place for holidays and for recreational water sports, the beach blends nicely in to Putsborough sands to the south. The village nestles on the North Devon Coast through which the South West coastal path runs, this provides many miles of delightful walks to Baggly Point in Croyde and up to Morteohoe and the rugged North Devon coast beyond. The village has a good primary school, Church, medical centre, pharmacy, post office and many pubs, shops and restaurants. The larger Victorian town of Ilfracombe is 6 miles away, Saunton Sands with its Championship golf course is easily accessible as is Exmoor National Park. Barnstaple, the Regional Centre, is about 14 miles to the south and houses the area's main business, commercial, leisure and shopping venues as well as District Hospital and theatre. The North Devon link road is also within easy access and connects, after about an hour or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The nearest International airports are at Bristol and Exeter.



DESCRIPTION

The property presents elevations of painted render with double glazed windows beneath a tiled roof. The accommodation is bright, spacious and has been tastefully modernised by the current owners. The dwelling benefits from being in a private position and enjoys fine views of Woolacombe beach and the surrounding countryside from the balcony and front elevation. Externally the property includes driveway parking for 3-4 vehicles, single garage and a secluded rear garden. The property is being sold with no onward chain.

ACCOMMODATION

The carpeted entrance hall gives access to the ground floor accommodation which includes; Two double bedrooms with views of the sea and sliding doors to the balcony. Bathroom which has been stylishly updated and includes sink with vanity unit with touch anti mist mirror above, WC and shower enclosure, Fully tiled. The living room is spacious and enjoys views of the sea to the front, gas fireplace and French doors into the kitchen which has a good range of modern fitted units with stone worktops, integrated wine cooler, oven with Neff electric hob, dishwasher and fridge. This flows nicely into the dining room with tiled flooring and French doors onto the garden terrace. The utility room includes fitted units with stone worktops, Belfast sink and space for all white goods.

Upstairs is the third double bedroom with Velux window and ensuite WC. From here is access into more space which can be used as a walk in wardrobe, study, hobby room etc or made into a fourth bedroom subject to necessary planning.

OUTSIDE

To the front is driveway parking for up to 3 vehicles and large gravelled area which could be used for more parking, motorhome, boat etc. Single garage for storage with up and over door. The raised composite decking to the front enjoys views of the sea with Lundy in the distance, this then takes you to the side balcony with glass balustrade which enjoys fine sea views, front door and to the rear garden which has been cleverly designed by the current owners, very private and includes a terrace which is ideal for BBQs, raised patio for additional seating, all surrounded by an assortment of well established plants and shrubs. Steps lead down to the secure lean to store which has electricity and heating and is perfect for storing bikes, surfboards, kayaks, garden equipment 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.

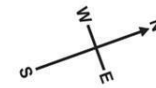


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		Current Potential
		63 75
England & Wales		EU Directive 2002/91/EC

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Denotes restricted
head height

Approximate Area = 1176 sq ft / 109.2 sq m
Limited Use Area(s) = 172 sq ft / 15.9 sq m
Garage = 39 sq ft / 3.6 sq m
Outbuilding = 166 sq ft / 15.4 sq m
Total = 1553 sq ft / 144.1 sq m
For identification only - Not to scale



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