



7 Old Smithy Cottages

Welcombe, Bideford, Devon, EX39 6HG

KIVELLS

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Welcombe, Bideford, Devon, EX39 6HG

£155,000 Guide Price

Well-presented, detached two bedroom holiday chalet

Communal gardens and allocated parking space

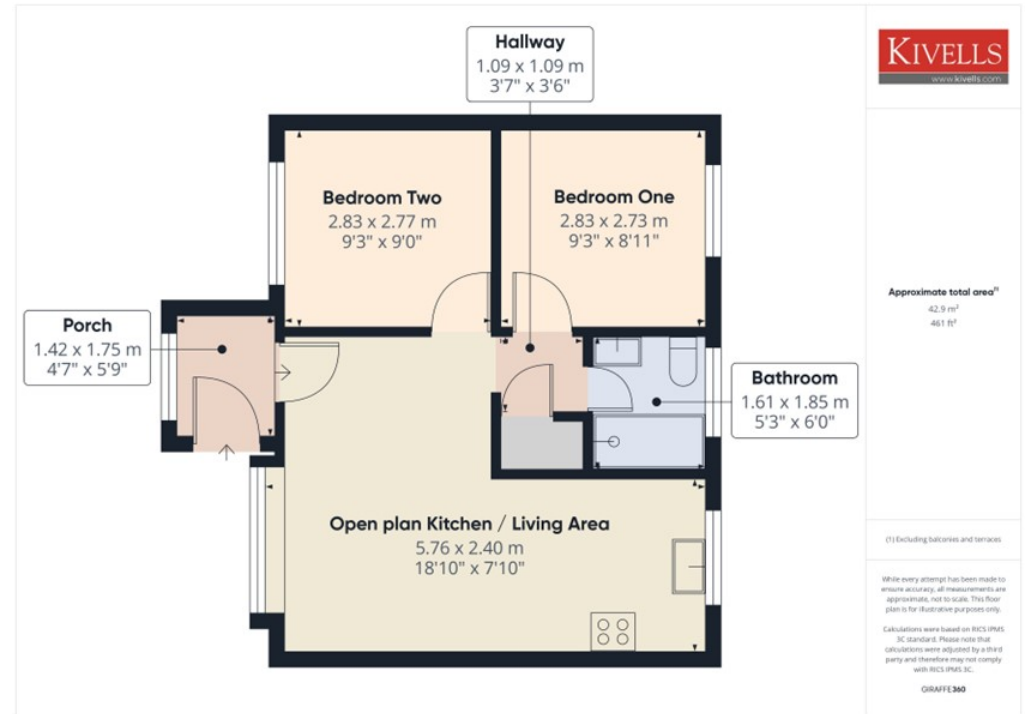
Within walking distance for the beach, pub and footpath

Subject to a twelve-month holiday occupancy restriction

Fantastic investment opportunity

No onward chain

EPC Rating: E



Location

The surrounding coastline is renowned for its dramatic beauty and is designated as an Area of Outstanding Natural Beauty (AONB). Welcombe Mouth, one of North Devon's hidden gems, is a peaceful and secluded beach.

The village of Welcombe offers a welcoming community and a good selection of local amenities, including a characterful period inn serving both daytime and evening meals, a general store with Post Office and village church. Nearby, the larger village of Hartland provides a broader range of facilities such as cafés, shops, Post Office, pubs, medical centre, church and a primary school.

Accommodation

DESCRIPTION

Ideally located just a short walk from the beach and the Southwest Coast Path, 7 Old Smithy presents a fantastic opportunity to purchase a low-maintenance coastal retreat or holiday let.

The accommodation well-presented throughout, briefly comprising an open-plan kitchen / living area, two well-proportioned bedrooms and shower room. Externally, the property features a private patio to the front and an allocated parking space for added convenience.

Offered for sale with no onward chain, the property is ready for immediate occupation or rental.

ACCOMMODATION

Entrance via door into: -

PORCH

Window to the front elevation. Base units with worksurface above. Space for a washing machine/tumble dryer. Tiled flooring. Door into: -

KITCHEN / LIVING ROOM

Dual aspect with a bay window to the front elevation and window to the rear. A range of base and eyelevel units with worksurface above and stainless-steel inset sink with mixer tap and drainer. Electric hob with oven below and extractor fan above with tiled surround. Integrated fridge/freezer and space for a washing machine/tumble dryer and dishwasher. Space for a range of living room furniture and dining table. Storage heater, tiled flooring and carpeted.

BEDROOM ONE

Bay window to the front elevation. Space for a double bed. Built-in storage cupboards, fitted carpet and storage heater.

HALLWAY

Storage cupboard and fitted carpet. Access to: -

BEDROOM TWO

Window to the rear elevation. Space for a range of bedroom furniture. Fitted carpet and storage heater.

SHOWER ROOM

Obscure window to the rear elevation. Built in cupboards and WC with worksurface over and hand wash basin with mixer tap and tiled surround. Electric shower with glass shower screen, heated towel rail and tiled flooring.

AGENT'S NOTE

The property is subject to a twelve-month holiday usage restriction, meaning it cannot be occupied on a full-time basis or used as a primary residence.

LOCAL AUTHORITY

Torrige District Council.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Outside

To the front of the property, a patio and a small section of flowerbeds create a welcoming entrance and a pleasant spot to relax outdoors. A pathway laid with stone chippings runs along one side, leading to an outdoor tap and handy beachside shower. On the opposite side, there's a further patio area, ideal for additional seating or storage, along with a useful garden shed.

An allocated parking space for one vehicle is located in the nearby residents' car park.

Services

Mains water and electricity. Private drainage.

Service Charges and Ground Rent

Approx. £1,232. (Please check with your legal advisor).

Tenure

Leasehold. Remainder of a 99 year Lease from 24th July 1969.



EE Rating - E



Council Tax Band - Currently qualifies for Small Business Rate Relief and is therefore exempt.



Directions



What3Words - canal.wiggly.untrained

Virtual Tour

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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