



3 Bluestone Point



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North Morte Road, Mortehoe, Devon, EX34 7EN

South West Coast Path/Beaches & amenities close by.

A well presented ground floor apartment with sea views in favoured coastal village

- Hall, 2 Bedrooms, 2 Bathrooms
- Double Glazed
- Sun Balcony, Parking Bay
- Holiday Let
- Share of Freehold Plus Leasehold
- 35' Reception Area & Kitchen
- 31' Private Courtyard
- Ideal Second Home or
- Wi-Fi Controlled Heating
- Council Tax Band C

Guide Price £325,000

## SITUATION AND AMENITIES

Mortehoe is a quaint coastal village with a thriving community along with a fascinating old church, heritage centre, and three village Inns. Set in an area of outstanding natural beauty, much of the land is owned by The National Trust and provides many picturesque, breath taking coastal walks. Rockham Bay, a lovely secluded beach, is within walking distance, with plenty of rock pools and sand as the tide recedes. Nearby Woolacombe is mainly noted for its three mile beach which is in the heart of the North Devon Surfing Reserve. The village itself has numerous amenities including pubs, restaurants, schools and local shops. It is a popular holiday area, especially because of the great surfing that is on offer for most of the year. The Regional centre of Barnstaple, North Devon Link Road and Exmoor National Park are all within half an hour by car. Junction 27 of the M5 is less than an hour and where Tiverton Parkway, nearby, offers a fast service of trains to London, Paddington, in about 2 hours.

## DESCRIPTION

3 Bluestone Point comprises a purpose built ground floor apartment in a relatively modern block of 10 units which presents colour wash rendered elevations with double glazed windows beneath a slate roof. On the opposite side of the road is an allocated parking bay as well as visitors parking.



## ACCOMMODATION

Main front door to COMMUNAL ENTRANCE HALL which can be accessed via a video intercom entry system and onward on to a PRIVATE ENTRANCE HALL. There is a superb LIVING AREA which incorporates LOUNGE AND DINING ZONES with double doors on to a front enclosed private BALCONY with external lighting. The KITCHEN incorporates an extensive range of modern units in Beech effect and incorporates circular stainless-steel sink and circular drainer, ample base and wall cupboards, stainless steel 5 ring gas hob with stainless splash back and stainless extractor hood over, electric oven with matching stainless-steel microwave over, integrated dishwasher and washer dryer, fridge and freezer all with matching doors. There is an attractive full height glass fronted illuminated cupboard and a generous peninsular breakfast bar which divides the kitchen area from the dining section. There is Oak effect flooring through out the room. A door from the kitchen leads on to a paved rear courtyard which runs the entire width of the property and again is private use only and has external lighting. BEDROOM 1 has double doors out to the front of the property and good size built in wardrobe, EN-SUITE WET ROOM fully tiled with shower, toilet and basin. BEDROOM 2 has a door on to the rear courtyard. FAMILY BATHROOM with bath, shower attachment, WC, wall mirror, tiled floor and shaver point.

## TENURE

The property is a Share of Freehold with an underlying lease, which was granted for 999 years in September 2004. The annual service charge is £1080 per annum.

## SPECIAL NOTE

The apartment is currently used as a second home but could be holiday let if required.

## SERVICES

All mains services, Wi-Fi controlled gas central heating.

According to Ofcom, gigabit broadband is available at the property and there is the likelihood of coverage from several mobile phone networks.

For more information please see the Ofcom website:

<https://checker.ofcom.org.uk/>

## DIRECTIONS

At the centre of Mortehoe with the post office on your right proceed up North Morte Road signed towards the light house follow this road towards the end and Blue Stone Point will be found on the right hand side with the carpark opposite.

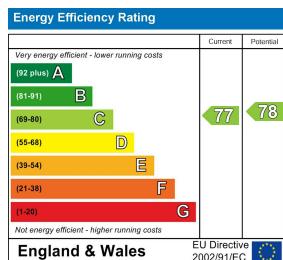
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## LETTINGS

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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