

GROUND FLOOR



CHURCH VIEW, WOOLACOMBE

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Newly Converted Coastal Home 'Viewing Essential' Guide Price

Church View, Beach Road, Woolacombe, North Devon, EX34 7BT

£295,000

- Superb Single Storey Home
- Central & Convenient Position
- Ideal Permanent/Second Home
- L Shaped Kitchen Dining Room
- 2 Bedrooms & Shower Room
- 2 x Designated Parking Spaces
- Sea Glimpses
- No Onward Chain
- EPC: Band C

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Overview

Church View is a delightful newly converted, single-storey semi-detached home, ideally situated just a few hundred metres from Woolacombe's renowned golden sandy surfing beaches and within easy reach of the village's excellent range of amenities and highly regarded primary school. The conversion has been completed to provide a brand-new home which is ready for immediate occupation and offers excellent versatility, being equally suited as a permanent residence, second home or holiday let. The single-level accommodation also makes the property particularly appealing to those seeking more accessible living.

The property was created from part of the attached and operational Woolacombe Medical Centre and has been completely transformed to provide modern, comfortable accommodation throughout. The welcoming entrance hall provides access to all rooms and incorporates excellent storage, including a deep store cupboard ideal for housing everyday essentials, together with a useful utility cupboard with plumbing for a washing machine and additional storage. There is also access to the loft space.

The principal living space is an impressive open-plan L-shaped living room and kitchen, measuring approximately 20ft x 18ft. This bright and versatile room provides an excellent space for both relaxing and entertaining, with double doors opening directly onto the garden and allowing the living accommodation to flow naturally into the outside space. The living area enjoys views across the village, with glimpses towards the sea and Baggy Point. The contemporary kitchen is fitted with a range of wall and base units, complemented by integrated appliances including an electric hob with extractor canopy, oven, fridge/freezer and dishwasher.

There are two comfortable bedrooms and a beautifully appointed modern shower room, which is fully tiled. The property benefits from new floor coverings throughout, including attractive wood-effect flooring to the entrance hall, living room and kitchen, carpets to both bedrooms and tiled flooring to the shower room. A Baxi wall-mounted gas-fired boiler provides the central heating and hot water.

The property is leasehold and will have a newly drafted 999 year lease. The freehold will be retained by the present owner. The service charge which will include the maintenance of the communal areas and outside of the building and building insurance costs will be set at 33%. It is anticipated that a monthly payment of £80 will be levied to allow the build-up of a sinking fund. Pets will be allowed within the building and the property can be let on an assured shorthold tenancy or alternatively as a holiday let..

Services

All mains connected

Council Tax

Band A

EPC Rating

Band C

Tenure

Leasehold.

Newly drafted 999 year lease.

Maintenance charge
£80 Per calendar month.



Outside & Situation

This property features 2 parking spaces at the rear, there is a sloped walkway that meanders down and around leading to the entrance door, alongside front pedestrian access from Beach Road. The highlight of the outdoor space is a low-maintenance garden. A paved patio connects effortlessly to the main living area, perfectly blending your indoor and outdoor spaces. Wrapping around the side and rear of the building. and entertaining. Top it all off with charming village views and scenic glimpses of the sea and Baggy Point.

Woolacombe is a superb village which nestles nicely on the rugged north Devon coastline surrounded by National Trust land. Renowned for it's stunning and iconic sandy beach, which has been voted in top 10 best beaches in the world and No. 1 in the country. It's clean water is a draw for surfing enthusiasts and it now joins the likes of Malibu Beach as being a World Surf Reserve (WSR), the first UK beach to be awarded this accolade. It's miles of golden sands stretch south and merges with Putsborough Sands. It is a lively village with an array of amenities including chemist, Londis store, post office and pubs. There are restaurants, among them, Noel Corston, Michelin star.

Barricane & Combesgate beaches are close by whilst, going North, to the top of the hill, is the charming village of Morteheo. The South West Coast Path runs through the village and continues on south and north to Victorian Town of Ilfracombe. Here there are a very good range of shopping facilities and the award winning Landmark Theatre. Braunton village is just under 7 miles to the south where, close by, the further beaches at Croyde and Saunton. Here, there is also The Saunton Golf Club which has 2 Championship courses.



Room list:

Entrance Hall
6.93m 0.86m (22'9 2'10)

Kitchen
3.07m x 2.06m (10'1 x 6'9)

Open Plan Lounge Diner
6.22m x 3.35m (20'5 x 11'0)

Bedroom 1
2.90m x 2.90m (9'6 x 9'6)

Bedroom 2
2.95m x 2.26m (9'8 x 7'5)

Shower Room
1.96m x 1.85m (6'5 x 6'1)

Store

Enclosed Garden Patio

Sea Views

Designated Parking

Viewing Essential