



Apartment 6, Lee Bay Gardens



Apartment 6, Lee Bay

Lee Bay, Devon, EX34 8LR

Coastal Location Woolacombe 5 miles Barnstaple 14 miles

A stylish ground floor apartment featuring a comfortable double bedroom, open-plan kitchen, dining, and living area, a bathroom, and a private terrace for enjoying the outdoors

- SHOW HOME OPEN BY APPOINTMENT ONLY!
- Ground Floor Apartment
- Private Terrace
- Coastal Location
- EPC & Council Tax Bands TBC
- 1 Bedroom
- Open Plan Kitchen/Dining/Living Room
- Allocated Parking
- Ground Source Underfloor Heating
- Share of Freehold with Service Charge.

Guide Price £395,000

SITUATION

Lee is a picturesque coastal village on North Devon's dramatic coastline, home to a charming church, village hall, gallery and gift shop, and the welcoming Grampus pub. The beach and bay are just a short stroll away, with countless scenic walks beginning right in the village. Nearby, Woolacombe boasts its famous three-mile stretch of golden sand, while Exmoor's rugged coastline and wild moorland are within easy reach. Barnstaple, is around a 30-minute drive, offering rail connections to London and access to the M5 via the A361.

THE DEVELOPMENT

Lee Bay is a stunning coastal collection of sixteen 1, 2 & 3 bedroom apartments and duplexes, three 4 bedroom houses and a 4 bedroom bungalow. These beautiful homes have been designed to offer exceptional living, featuring high quality specification and easy access to the beach. Both the houses and apartments will enjoy access to beautiful, large communal landscaped gardens. The National Trust have also acquired land adjacent to the scheme with plans to reinstate a National Trust car park with facilities built to enhance the village for residents and visitors.



DESCRIPTION

Apartment 6 is a stunning 1-bedroom apartment. Set on the ground floor, with an impressive open plan kitchen/dining/living area that opens onto a private terrace through full-height glazed doors, offering tranquil views over the communal gardens and green space.

SPECIFICATION

- A range of Integrated Appliances
- Flooring throughout
- White Sanitary Ware
- Thermostatic Shower
- Heated Towel Rail in bathroom and en-suite
- Ground Source Heating
- Underfloor heating throughout

OTHER CONSIDERATIONS

Service Charge payable.

Build Completion Anticipated Summer/Autumn 2026.

The internal photos are to show the internal finish only and are taken from a similar property. Some photos have been staged using AI.

DIRECTIONS

At the Mullacott Cross roundabout, take the Woolacombe/Mortehoe turning. After approximately 1½ miles look out for a fairly inconspicuous turning to the right, where there is a sign for 'Lee/Lincombe'. Continue down this lane, at the next junction turn left toward Lee village. Proceed into the village, passing the church on your left and carry on as if you are heading for the beach. Shortly before the beach is the site of the former Lee Bay Hotel, where the development is under construction.

VIEWINGS

Strictly by appointment through the sole local agents, Stags Barnstaple office 01271322833 / barnstaple@stags.co.uk



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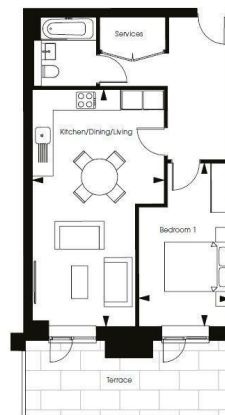


30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk
01271 322833

APARTMENT 6 - One Bedroom

Ground Floor



Kitchen/Dining/Living
7.2m x 4.0m 23' 8" x 13' 2"

Bedroom
4.9m x 2.8m

16' 1" x 9' 2"



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