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Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the centre of the village and at the traffic lights and crossroads turn left signposted Croyde and Saunton. Continue along this road for approximately 5 miles and enter the village of Croyde. At the centre, follow the road around to the left into Jones's Hill, proceed ahead up the hill turning into left into Moor Lane, continue for approximately 300 yards where you will Lorna Doone on the left hand side, please park in the allocated parking space.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

Superbly Presented 3 Bed First Floor Apartment

Asking Price

Apartment 4 Lorna Doone, Croyde, Braunton, Devon, EX33 1NU

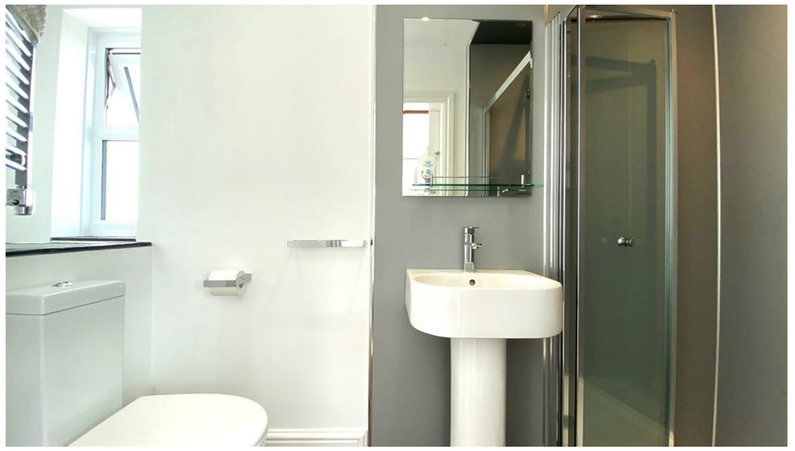
£425,000

- Superbly Presented Apartment
- Ideal Bolt Hole Retreat
- Designated Parking
- Well Planned Accommodation
- Sound Investment Opportunity
- No Ongoing Chain
- Yards From Croyde Bay Beach
- Communal Lawn Gardens
- EPC: E

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

This is an exciting and rare opportunity to acquire this superbly presented and much improved 3 bedroom first floor apartment which can be occupied with the minimum of delay having the advantage of no onward chain. This splendid contemporary apartment offers deceptively spacious and well planned living accommodation found in immaculate order throughout. The apartment will be of particular interest to those purchasers looking for a special lock up and leave bolt hole retreat, or alternatively will make an excellent investment opportunity which will generate a sound and steady income stream. Lorna Doone occupies a convenient and enviable position situated within a few minutes walk to the sandy beach at Croyde Bay and the hustle bustle in the centre of the village located nearby where there are independent shops, cafes, tea room, public houses and restaurant.

Briefly the accommodation comprises, communal staircase rising to the first floor with entrance door leading to the entrance lobby and inner hall. The modern open plan lounge kitchen and diner enjoys a most impressive open plan living configuration with two bi folding doors that lead out onto the balcony terrace, from here there are fine open views with sea view glimpses, this delightful area provides a great space for alfresco dining and entertaining and enjoys a West facing aspect and therefore, will enjoy sunshine late into the evening. This splendid dual aspect room is light and airy and provides a well proportioned lounge area leading into the contemporary kitchen diner. This is found to be extremely well appointed and benefits from integral appliances to include, fridge freezer, eye level oven, and dishwasher. there are ample working surfaces with inset induction hob along with 1.5 bowl stainless steel sink unit. From the inner hall there is a spacious airing cupboard with immersion heater. The bathroom comprises of a modern white suite, having fully tiled walls and floors, there is a store cupboard along with space and plumbing for washing machine. There are 3 bedrooms, the impressive master bedroom enjoys a dual aspect along with a well appointed and stylish en suite shower room with spacious shower enclosure with aqua panelling, wash basin and low level WC.

Properties of this particular nature are in extremely high demand therefore, the agents strongly advise an early inspection at the earliest opportunity to avoid disappointment.

Outside & Situation

Lorna Doone stands within a large plot encompassed by level well manicured lawns and allocated car parking situated directly to the front. The gardens wrap around the property with mature flower borders stocked with a variety of established plants shrubs and mature trees. The gardens are well maintained, and fully enclosed therefore, considered ideal for families with children. From the garden there is easy access leading to the front of the building and car parking area via timber garden gate.

Croyde is renowned as one of the region's most visited holiday destinations, driven by the sandy bay and excellent surfing. Close by is the larger beach at Saunton where there is also the acclaimed Saunton Golf Club with its two championships courses. Braunton village is under 5 miles to the east and connected by a regular bus service. Here there are an excellent range of amenities to cater for everyday needs including Tesco's and Cawthorne Stores, medical centre, public houses, churches, coffee shops and a good number of local shops and stores. Barnstaple, the regional centre of north Devon, is 5 miles from Braunton and provides further social amenities including the North Devon Leisure Centre, Queens Theatre and Cinema. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Rail Line connects to Exeter which picks up the main London Paddington route.

Close by is the South West Coast Path with it's many miles of superb walks. Also close by is Braunton Burrows, one of the largest dune systems in the UK and is a UNESCO Biosphere, AONB. This is a great area for dog walking and exercise. Some of North Devon's most splendid countryside surrounds Croyde making these homes an excellent opportunity to acquire a LIFESTYLE home which could also produce an excellent income stream as a holiday let.

Room list:

Ent Lobby
1.40m x 1.02m (4'7 x 3'4)

Inner Hall
5.28m x 0.89m (17'4 x 2'11)

Lounge/Kitchen/Diner
4.06m maximum x 6.86m (13'4 maximum x 22'6)

Balcony Sun Terrace
3.73m x 1.88m (12'3 x 6'2)

Master Bedroom
4.09m x 3.05m (13'5 x 10'0)

En Suite Shower Room
2.39m x 1.07m (7'10 x 3'6)

Bedroom 2
3.51m x 2.95m (11'6 x 9'8)

Bedroom 3
2.92m x 2.24m (9'7 x 7'4)

Bathroom
2.49m x 2.21m (8'2 x 7'3)

Splendid Position

Close To Croyde Bay Beach

No Onward Chain

Must Be Viewed

Services

Mains water, electric

Council Tax band

To be confirmed

EPC Rating

Band E

Tenure

Leasehold. Remainder of 999 year lease from 29th Sept 1992. Service charge is £122.08 pcm.

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on
01271 814114



