

STAGS

Oyster Bay

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20 Tarka Lane, Woolacombe, EX34 7AT

A modern, detached four bedroom residence with the added benefit of FULL RESIDENTIAL USE, on the fringe of the ever popular coastal village of Woolacombe

- 4 Double Bedrooms
- Open Plan Living Area & Kitchen
- Generous Sunny Garden
- Spacious Driveway
- Freehold
- 4 Bath/Shower Rooms (3 En-Suite)
- Separate Utility Room
- Private Cul-De-Sac
- Chain Free
- Council Tax Band TBC

Guide Price £570,000

SITUATION & AMENITIES

The property is situated within a private cul-de-sac near Woolacombe and the Tarka Trail, which is a cycle/walking track and formerly the railway line into the area. This stretches for many miles through North Devon. Opposite the Tarka Lane development is a bus stop and public house/restaurant. Tarka Lane is about 2 miles from the sea front of Woolacombe and offers convenient access by car to the nearby larger town of Ilfracombe. The A361 connects to Barnstaple, North Devon's main trading centre with shops, supermarkets, a train station, bus station and plenty more. Nearby Croyde is similarly popular especially with surfers as is Saunton, some 4 miles away offering two links golf courses one being Championship standard. At Barnstaple there is access to the North Devon Link Road which runs through to Jct. 27 of the M5 Motorway, where Tiverton Parkway can also be found, offering fast service trains to London Paddington in just over 2 hours.

DESCRIPTION

A detached modern home with painted, rendered elevations with blue/grey cladding to the gables beneath a slate roof. We understand the property was built around 2015 and has been used as a holiday let by the current owners since then. Most recently the vendors successfully applied for a change of use from holiday let to that of full residential use.







ACCOMMODATION

ENTRANCE HALL with wood flooring and access to the utility room, double bedroom and a superb open plan SITTING/DINING ROOM/KITCHEN featuring part vaulted ceiling and atrium window encompassing French doors on to the rear garden. There are designated sitting and dining areas within this double aspect room as well as the kitchen which is in a gloss black finish topped by quartz work surfaces incorporating 1 ½ bowl sink, a dishwasher, electric 5 ring hob and oven, Smeg extractor above and integrated fridge and freezer. BEDROOM 3 is accessed from the open plan living area with wood flooring, EN-SUITE SHOWER ROOM with cubicle, wash hand basin, low level WC, heated towel rail/radiator and extractor fan. Returning to the hall is BEDROOM 4 with wood flooring, EN-SUITE SHOWER ROOM with cubicle, wash hand basin, low level WC, heated towel rail/radiator and extractor fan. UTILITY AREA with wood flooring, a sink and cupboards beneath, gas fired boiler for central heating, a domestic hot water tank and a pedestrian door to the side of the house with access onto the drive and the garden behind. At the far end of the reception area a doorway leads to an INNER LOBBY with staircase rising to first floor (described later). BEDROOM 2 is also a double with wood flooring, ENSUITE SHOWER ROOM with cubicle, wash basin, low level WC, heated towel rail/radiator and extractor fan.
FIRST FLOOR LANDING storage cupboard. BEDROOM 1 is arranged as the principal bedroom with a double built in wardrobe. BATHROOM panelled bath, hand held and overhead shower attachments, tile surround, wash hand basin with cupboard under, illuminated wall mirror above, low level WC, heated towel rail/radiator and extractor fan.

OUTSIDE

There is parking for three to four vehicles to the front and side of the house, as well as gated access into a large and level west facing garden. The garden is generous in size, well screened, and also offers a good size TERRACE to the rear. Enclosed by fencing and mature hedges there is also plenty of space for a hot tub and storage facilities.

DIRECTIONS

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From the Mullacott Cross roundabout take the turning signposted Woolacombe and Mortehoe and follow this road for about 2 miles around a sweeping S' bend at Turnpike Cross. Pass the turning to Mortehoe to your right and Tarka Lane is well signposted to the left. The property is found immediately on the right (past two parking areas) and to the rear of the cul-de-sac of three with a number plate clearly visible.



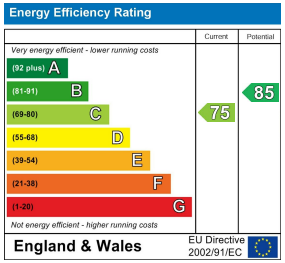




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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