



Flat 1, St. Michaels



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The Esplanade, Woolacombe, Devon, EX34 7DJ

Woolacombe beach across the road. Village amenities and South West Coast Path close by.

A 3 bedroom ground floor mansion apartment with private courtyard/terrace, parking and stunning frontline views of the beach/bay.

- Conservatory/Dining Room
- Kitchen/Breakfast Room
- Store Room/Potential En Suite or Study
- Private Courtyard/Terrace
- No Upward Chain
- Sitting Room
- 3 Bedrooms, 2 Bathrooms
- Double Glazed, Gas Heating
- Private Parking, Communal Garden
- Leasehold. Council Tax Band E

SITUATION AND AMENITIES

Enjoying quite simply what is an unrivalled position in front line Woolacombe with enviable 180-degree panoramic views over Woolacombe Bay, Baggy and Hartland Points, Lundy Island and the Atlantic ocean. The view is ever changing and also takes in a direct outlook over the golden sandy beach and surf as well as the commercial heart of Woolacombe with the scenic back drop of open countryside. We are advised by the vendors that from the terrace the sun sets are quite magnificent and binoculars are essential apparatus to monitor the various vistas. Woolacombe is famous for its 3 mile sandy beach between Baggy and Morte points, regularly receives blue flag and premier sea side beach awards, and has also become one of Devon's premier surfing destinations. The village itself offers a range of shops, restaurants, bars and leisure activities and is surrounded by National Trust Land with a wide variety of trails and walks to enjoy. The equally well regarded villages of Croyde and Saunton are both located a short drive away, each offering further sandy beaches and in the case of Saunton a popular Championship golf course. Nearby Ilfracombe has an attractive harbour, Exmoor National Park and Lynton/Lynmouth, in dramatic coastal scenery, are easily accessible by car. North Devon's main trading centre of Barnstaple is approximately 12 miles and offers a wide range of amenities and facilities one would associate with a large town including theatre and District Hospital. It also provides transport links on to the A361 (North Devon Link Road) which in turn connects to the M5 at Junction 27, where rail links to London (Paddington in about 2 hours) can be found at Tiverton Parkway.

DESCRIPTION

Having been within the same family ownership for 27 years, this self contained ground floor apartment, with totally private entrance, in turn off the private courtyard [both a rarity in Woolacombe], is within a substantial detached Victorian mansion which comprises 6 apartments in total and presents elevations of Marland brick with double glazed windows beneath a slate roof. Flat 1 offers bright, spacious, tastefully modernised, versatile and well presented accommodation from which the 'WOW' factor is definitely the fantastic sea view. There is a private outdoor terrace and parking for several vehicles, there are well tended communal gardens to the rear. Part of the apartment is single storey and therefore may offer potential for an extension above, subject to planning permission and lease considerations.



SPECIAL NOTE

We understand that the property is leasehold [999 years from 25/12/1988] but also has a 6th share in the freehold. The current service charge is approximately £1,400 per annum including a sinking fund, NO HOLIDAY LETTING IS ALLOWED however, as freeholders, the owners could over turn this policy by consensus but this is apparently unlikely at this juncture. We understand that pets are allowed.

ACCOMODATION

Totally private front door to UPVC framed CONSERVATORY/DINING ROOM enjoying stunning sea views. CLOAKS CUPBOARD light wood effect flooring running through to KITCHEN/BREAKFAST ROOM featuring an extensive range of modern units in cream theme with granite effect Corian work surfaces incorporating single drainer moulded sink, framing the back of two sides of the kitchen cabinets is a raised L-shaped breakfast bar in a white Corian with four stools and storage cupboards beneath, fitted appliances include Miele dishwasher, integrated fridge, Miele electric oven, Hotpoint ceramic hob and Miele microwave and Siemens heated plate tray. There is a range of larder/storage cupboards to one wall and further double UTILITY CUPBOARD with space and plumbing for washing machine, space for tumble dryer and freezer. A pair of multi-paned glazed doors lead to SITTING ROOM with ornamental fireplace, ornate carved wooden mantle, marble surround, arched and shelved display alcove to right hand side with cupboard under, large bay window with seating once again allowing fantastic sea views. INNER LOBBY. SHOWER ROOM with modern suite of shower cubicle, aqua board surround, glazed fronted, low level WC, wash hand basin with vanity cupboard under, illuminated wall mirror above, shaver point, two ladder style heated towel rails/radiators, built in storage cupboard, wood effect flooring, part tiled walls, extractor fan. BEDROOM 1 with deep built in mirror fronted double wardrobes, double doors to SMALL INNER LOBBY. BATHROOM with panel bath, shower above and shower screen, wash hand basin with illuminated wall mirror above, vanity cupboards below and adjoining, further storage cupboards, low level WC, up right ladder style heated towel rail/radiator, tiled walls and floor, extractor fan. BEDROOM 3 with Vaillant wall mounted gas fired boiler for central heating and domestic hot water. BEDROOM 2 wood effect flooring, the room incorporates a sitting area once again with wonderful sea views and direct access to the front courtyard either via French double glazed doors or separate sliding double glazed doors. The room has a part vaulted ceiling, there is a STORE ROOM off with potential for conversion to en-suite or study which has shelving.

OUTSIDE

To the front there is a brick paved COURTYARD and raised border bounded by an attractive stone wall, beyond is parking for 2/3 vehicles once again with a well stocked border and water tap. To the rear the COMMUNAL GARDENS are lawned and interspersed with mature trees and shrubs, there is a paved terrace.

SERVICES

All mains services, gas fired central heating.

METHOD OF SALE

The property is being offered for sale by Informal Tender/Sealed Bids. The target date is noon on Friday 25th March 2022. Tender forms are available from the selling agents. The vendors reserve the right to consider offers prior to the due. date. They also reserve the right not to accept the highest or any offer.

DIRECTIONS

As one drops down into Woolacombe the Esplanade is easily found over looking the main beach and sea. St Michaels is within a few hundred yards along on the right hand side.



These particulars are a guide only and should not be relied upon for any purpose.

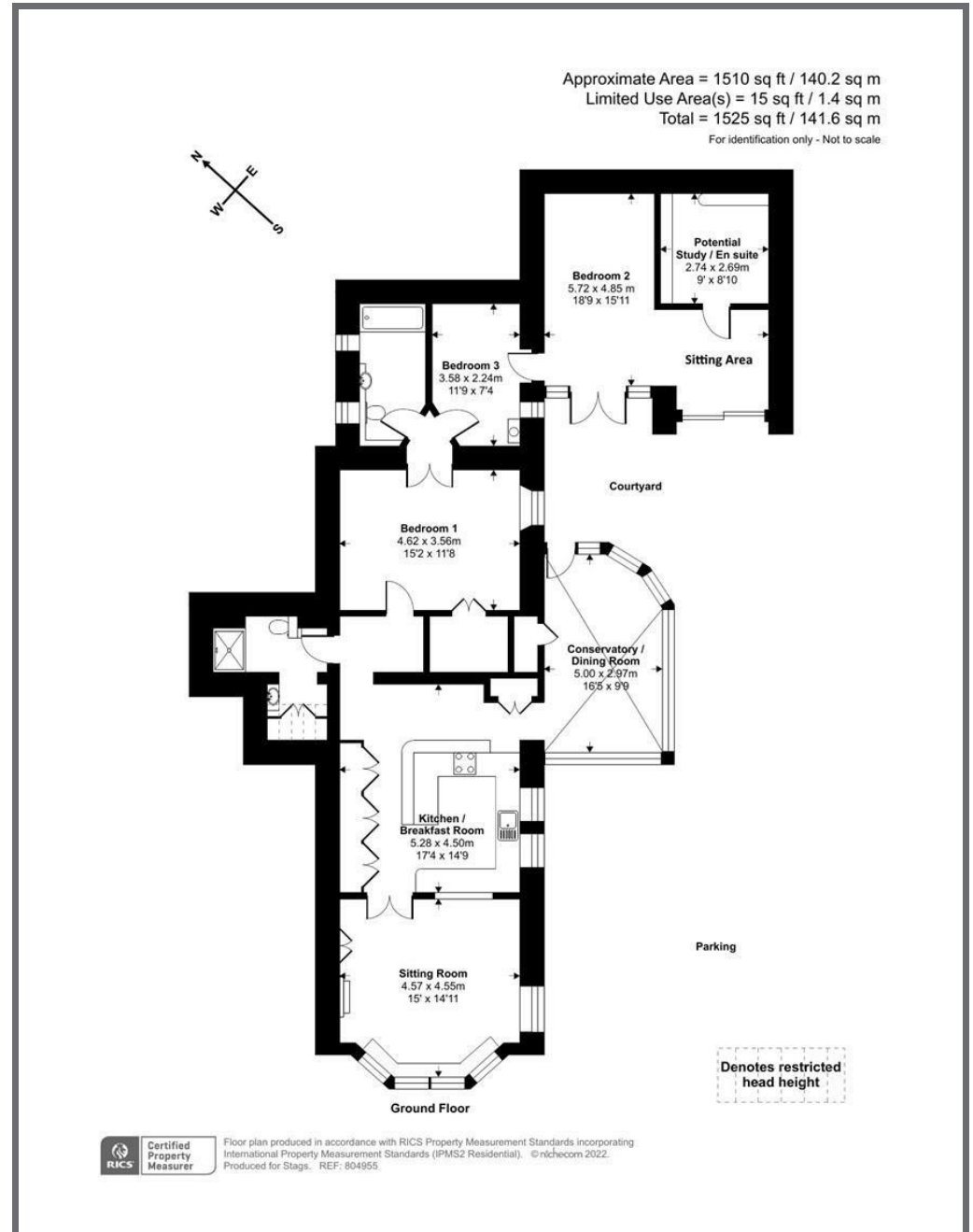


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	77
England & Wales		
EU Directive 2002/91/EC		

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