



8 Devon Beach Court



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Woolacombe, Devon, EX34 7DD

Barricane beach across the road. Woolacombe centre and the South West Coast Path nearby.

A second floor balcony apartment with sea view in front line position of sought after coastal/surfing village

- 2 Bedrooms, 2 Bathrooms
- Contents Available
- Gas. C.H., Double Glazed
- 999 Year Lease Commenced 2002. 1/14 Share of Freehold
- Allocated Parking
- Private Balcony
- Extensive communal sun terrace
- Service charge approx. £2500 pa. Ground Rent £25 pa. Business rated

Offers In Excess Of £450,000

SITUATION AND AMENITIES

In an enviable and much sought after elevated position enjoying frontline views directly over Barricane beach, directly below, Woolacombe Bay and out to Lundy. The property is within a conservation area and the South West coastal path runs close by. As well as Barricane, Combesgate, Rockham and the main Woolacombe beach are within walking distance as is Woolacombe Village itself, not only famous for its award winning beach but also offering a range of shops, restaurants, bars and leisure facilities. The 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 and Exmoor National park and Lynton/Lynmouth, with further dramatic coastal scenery, are easily accessible by car. North Devon's main trading centre of Barnstaple is only 12 miles and offers a wide range of amenities and facilities to include Theatre and District Hospital. It also provides transports links to the A361 (North Devon Link Road) which in turn connects with the M5 at Junction 27 where rail links to London (Paddington in just over 2 hours) can be found at Tiverton Parkway. The nearest International airports are at Bristol and Exeter.



DESCRIPTION

This bright and spacious, well presented, second floor apartment is one of 14 units in this large waterside building located on the Esplanade, converted and extended in approximately 2002 from a former hotel. The building can be accessed from both the front and rear and has spacious light and airy communal hallways and an impressive UPVC double glazed atrium which allows light to flood in. There is lift access to all floors. At the front of the building there is a large paved communal raised sun terrace which enjoys stunning views over the beach and countryside towards Baggy and Hartland points. At the rear there is an allocated parking space and additional visitor spaces. Use of the apartment is unrestricted and therefore it is considered ideal as a principal residence, second home or holiday let (as it is at present). The majority of the contents are available by separate negotiation if required.

ENTRANCE HALL. OPEN PLAN LIVING ROOM/KITCHEN from the sitting area two separate doors lead to a good sized BALCONY with decked floor and oblique sea views. There is a dining zone and the kitchen area is compact but well equipped and includes electric oven with gas hob, fridge/freezer, washing machine, microwave, a hallway cupboard houses the tumble dryer. The TWO BEDROOMS include a good MASTER BEDROOM with EN-SUITE SHOWER/WC. BEDROOM 2. FAMILY BATHROOM with bath, WC and basin.

SERVICES

All mains services are connected. There is gas central heating via a combination boiler.

LEASE AND SERVICE CHARGES

We understand that the lease commenced around 2002 and is for 999 years. The current ground rent is £25 per annum. The service charge includes a 'sinking fund' and is approximately £2500 per annum. We understand that Lessees also own 1/14 of the Freehold. There are no restrictions on pets.

DIRECTIONS

Dropping down into Woolacombe Village turn right opposite the Red Barn in to the Esplanade, proceed along the Esplanade and Devon Beach Court is a large white building approximately 200 yards along. There are steps at the right hand side of the building that lead up to the communal entrance, alternatively there is vehicular access to the rear.

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.



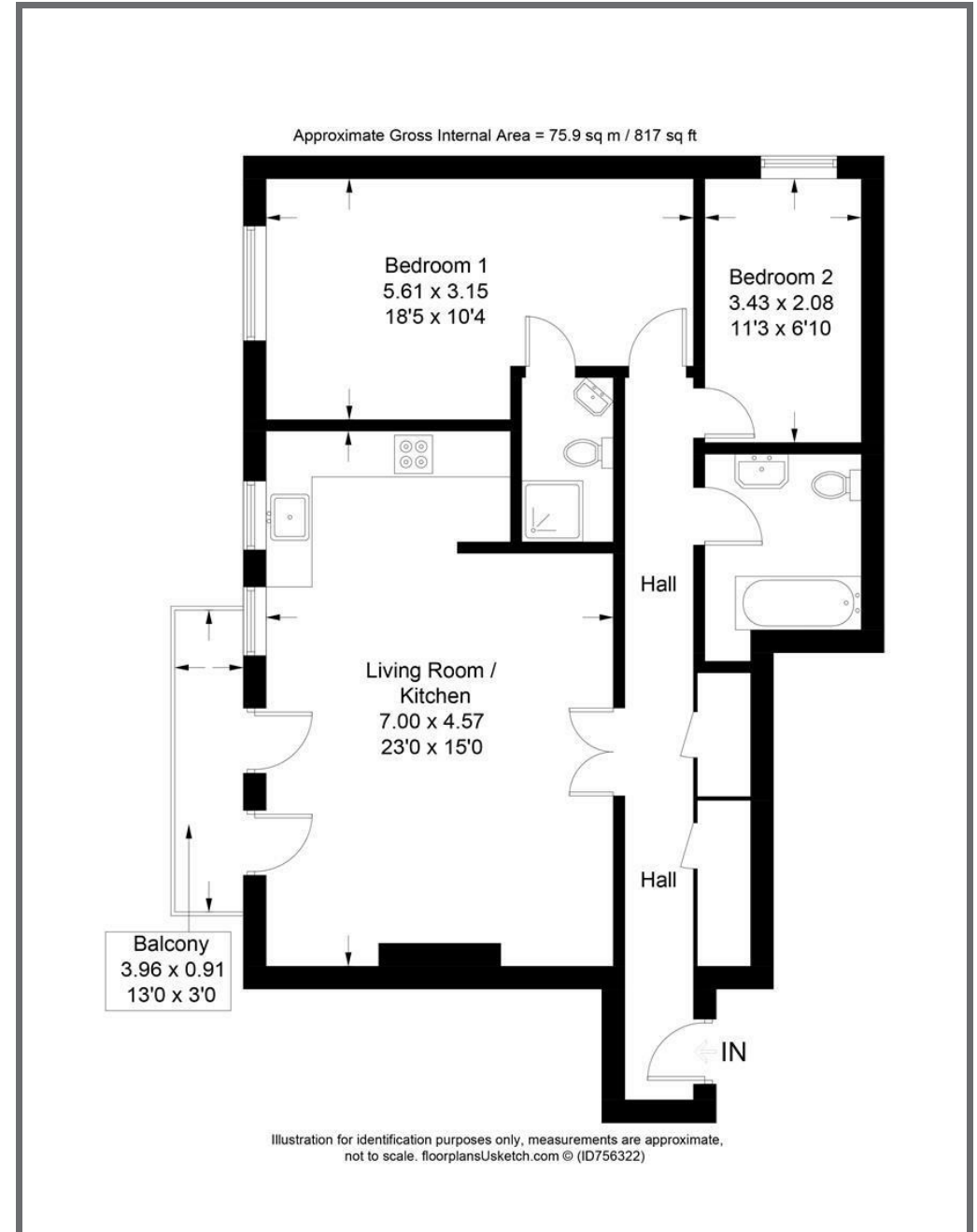


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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