



# turners



**Barricane Woolacombe, EX34 7DJ**

**Price Guide £375,000**

Chain free 3-bedroom apartment in Woolacombe boasting panoramic coastal views, balcony, light-filled lounge/diner & allocated parking.

## Property Description

Situated in the sought-after seaside village of Woolacombe and overlooking Barricane Beach with easy access, this well-presented three-bedroom apartment is offered to the market with no onward chain and enjoys fantastic sea views stretching across Woolacombe, Barricane Beach and the North Devon coastline.

The property features a bright dual aspect open-plan lounge/diner, flooded with natural light and opening directly onto the balcony – the perfect spot to relax and soak in the coastal scenery. The semi open-plan kitchen is fitted with a range of wall and floor units, space for a cooker along with plumbing and space for white goods.

Bedroom one is a particularly generous bedroom room with excellent natural light and ample room for free standing furniture. Bedroom two is also well proportioned and benefits from a double aspect and fitted double wardrobe. Bedroom three is a compact single room, ideal as a home office or guest room with space for freestanding furniture. The bathroom comprises a modern three-piece suite including a large walk-in shower, W/C, hand basin, heated towel radiator and full wall tiling.

Externally, the apartment benefits from outside space with space for a garden shed, as well as the added bonus of an allocated parking space (accessed on Rockfield Road). The front-facing balcony provides space for a bistro set, garden bench and potted plants – a wonderful vantage point to take in the panoramic coastal views.

An ideal main residence or holiday home in one of North Devon's most desirable coastal locations.

## Location

Woolacombe known for its appeal to surfers, hikers, and general holidaymakers remains bustling with activity. The village's beautiful sunsets and welcoming atmosphere make it a haven for those seeking a memorable getaway. The convenience of proximity to surrounding towns such as Ilfracombe, Croyde, and Braunton adds to the allure providing a well-rounded experience for everyone.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California. For a change of scenery, Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

## Agent Notes

- 1/5 Share of Freehold (999 year lease, dated Jan 1999)
- Maintenance fund contribution of £70pcm (includes buildings insurance and communal spaces)
- Roof was re done in 2024
- Allocated parking space

## Directions

From any North Devon town follow signs and directions towards Woolacombe, upon dropping into the village take the 2nd right hand turning onto The Esplanade and continue, passing the private road of Rockfield Road on your right hand side where the property will be located a short distance on the right hand side with for sale board clearly displayed. An agent will meet you at the entrance of the building.

What3words - collected.glorified.thick



## Floor Plan



## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

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

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