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## Pandora Court

Woolacombe, EX34 7BX

Price Guide £499,950



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## Property Description

Located in the picturesque coastal village of Woolacombe is this beautifully positioned three-bedroom first-floor apartment enjoying breath-taking uninterrupted sea views and is offered to the market with no onward chain. Perfectly suited as a holiday home or investment opportunity the property offers excellent scope to generate income while also serving as a tranquil coastal retreat.

Accessed via a well-maintained communal entrance hall with stairs rising to the first floor the apartment features a private front door opening into a welcoming landing. From here, all principal rooms are accessed alongside a large storage cupboard and thermostat heating controls.

The standout feature is the impressive light-filled lounge/diner, where French doors open onto a stunning full-width 34ft balcony with glass balustrade. This exceptional outdoor space provides the perfect vantage point to take in the far-reaching views across Woolacombe Beach—ideal for morning coffee or evening relaxation watching the sunset.

The kitchen is well-appointed with a range of wall and base units, integrated fridge/freezer, electric hob with double ovens below, extractor hood above, space and plumbing for additional white goods. A rear-facing window offers pleasant countryside views.

Bedroom one is a generously sized double room with sea views and its own en-suite bathroom complete with bath, shower attachment, WC, and basin. Bedroom two is another well-proportioned double with countryside views, while bedroom three is a single room suitable for guests or home working. Further accommodation includes a three-piece family bathroom and separate three-piece shower room.

Externally, there are small communal gardens, a private balcony ideal for outdoor seating and one allocated parking space with further visitor parking available.

A superb opportunity to acquire a coastal home in a highly sought-after location, offering both lifestyle appeal and investment potential.

## 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

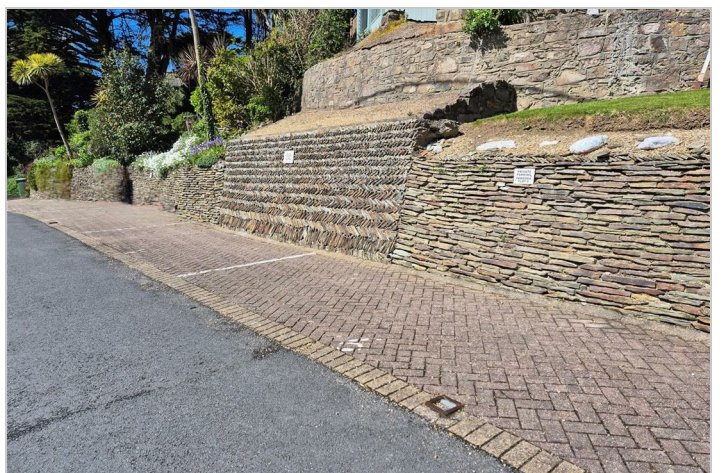
- 1/7th Share of Freehold
- 999 year lease remaining, dated from 2000
- Service Charge - Approx. £1800 annually

## Directions

From any North Devon town follow signs and directions towards Woolacombe, upon dropping into the village take the 1st right hand turning onto Sandy Lane and continue up the hill taking the 1st right hand turning into Springfield Road, parking will be found on your left hand side with Number plate for number 6 clearly displayed with additional visitor parking spaces near by. An agent will meet you at the front entrance of the property.

What3words - awake.tensions.webcams

Tel: 01271 866421



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

