



Westward, Sunnyside Road, Woolacombe, Devon, EX34 7DG

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Westward, Sunnyside Road, Woolacombe, Devon, EX34 7DG

O.I.E.O £500,000

As sole agents we are delighted to offer to the market this superb coastal apartment, situated within a prime location, benefitting from stunning views over Woolacombe beach and out to sea, along with the fabulous coastline and surrounding countryside. These views can be enjoyed the most from the generous private balcony, which gives enough space for multiple people to relax, unwind with a glass of wine or entertain friends and family. It also has a parking bay positioned directly outside the property, allowing easy access with only a couple of steps leading to an enclosed decked area and onto the private entrance itself. The accommodation is bright and spacious, with high ceilings and some lovely character features flowing throughout, whilst still being economical and low maintenance. In brief it comprises of an entrance hall, which leads into a dining hall, modern fitted kitchen with a separate utility room, Juliet style cloakroom, accessible from both the dining hall and second bedroom. Master bedroom benefitting from beach views, balcony access and an ensuite bathroom, whilst the second double bedroom has a fitted shower cubicle. The living room has a feature fireplace with "living flame" gas fire and two large windows, one to the side with lovely views, and the other with a casement door out onto the balcony. We understand that a new roof and soffits were fitted during the summer of 2020. The property is one of four apartments within the building, that each have a share of the freehold, with the remainder of a 999yr lease. An important and attractive feature is the property can not be holiday let. It has full residential use, either for a main dwelling or holiday home, but it can only be used by friends and family and not a business venture. This creates a calm and friendly environment for all the residents to enjoy. No onward chain for quick completion.

Woolacombe offers one of Devon's finest sandy beaches and has a proliferation of shops, bars, hotels and restaurants. There are further shopping facilities in nearby Ilfracombe with its supermarkets, banks, theatre and quaint harbour. Barnstaple with its many mixed and varied amenities to include railway station (to Exeter/Exmouth), district hospital and leisure centre, is located within 12 miles.

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Superb Coastal Apartment in Prime Location
Bright & Spacious Accommodation With High Ceilings
Private Balcony With Stunning Sea, Beach & Countryside Views
Private Parking Directly Outside Entrance Door
Lounge & Dining Hall
Fitted Kitchen and Utility Area
Two Double En-suite Bedrooms
Double Glazing & Gas Central Heating
Well Maintained Building With New Roof In August 2020
Nearby Pathway Leading To Promenade & Beach

Reception Vestibule

Feature double glazed front door, ornate balustrade, two steps up to the Dining Hall.

Dining Hall

4.88m x 2.07m (16' x 6' 9") 4.88m x 2.07m (13' 11" x 11' 11") Dado rail, radiator, picture rail, panelled doors to principle rooms, ornate display cabinets with shelving and cupboard. Archway to kitchen, door to Utility cupboard.

Utility Cupboard

Fitted with wall and base cupboards, work surfaces, plumbing for washing machine, tiling and power points.

Cloakroom

Low level WC, frosted window to front, part tiled walls, vanity wash hand basin, Juliet door to Bedroom 2.

Gallery Style Kitchen

3.97m x 2.24m (13' x 7' 4") Well fitted with a comprehensive range of modern white wall and base units, cabinets, work surfaces, cooker space, overhead cooker hood, tiled splash back. One and a half sink with cupboard below, large window to side with far reaching sea views. Picture rail, Baxi boiler cupboard, power point.

Living Room

5.00m x 3.79m (16' 5" x 12' 5") 5.01m x 3.79m (16' 5" x 12' 5") 4.67m x 5.42m (15' 4" x 17' 9") A delightful room with large side windows having views over Woolacombe and the beach. Second, larger window with door leading out onto the balcony, having stunning views over Woolacombe beach. Feature fireplace with "living flame" gas fire, centre ceiling rose, cornicing, radiator.

Master Bedroom

4.97m x 3.73m (16' 4" x 12' 3") 3.65m x 1.77m (12' x 5' 10") 5.42m x 4.44m (17' 9" x 14' 7") Again a fantastic room with a side window looking out to sea towards Lundy Island. Further window providing access out onto the balcony with stunning views, radiator, centre ceiling rose, ornate cornicing. Door to En-suite bathroom. 2.36m x 1.97m (7' 9" x 6' 6") 3.92m x 4.24m (12' 10" x 13' 11") White Victorian style suite comprising: Panel sided bath with shower attachment and cradle, heated towel rail and radiator combination, low level WC, pedestal wash hand basin, part tiled walls, wall light points, frosted window to side.

Bedroom Two

4.84m x 3.79m (15' 11" x 12' 5") 4.67m x 4.24m (15' 4" x 13' 11") Fitted bedroom furniture with overhead storage cupboards, wardrobes, matching drawer unit, twin aspect window to side. Built in vanity unit with sink unit, tiled splash back, shower cubicle, radiator. Door to cloakroom.

Outside

There is a private parking bay for one car, situated directly outside the entrance to the property making access very straight forward and comfortable. There is a useful storage area for bins, along with a private drying area, to the side of the building. The property also benefits from a good sized private balcony, which can be accessed from two rooms within the apartment. There is also the added bonus of a small pathway that is close by, which leads down to the promenade and beach beyond, cutting out a more traditional longer route.

Property Facts

Vendors Status. No onward chain.

No holiday letting allowed. It is strictly friends and family only, to maintain the quiet friendly atmosphere.

Nearest Primary School. Woolacombe.

Supermarkets in Ilfracombe: 7 Miles

Theatre in Ilfracombe: 6.4 Miles.

Barnstaple: 12 Miles

Hospital in Barnstaple: 11.6 Miles

.Secondary School in Ilfracombe: 6.4 Miles

Lease/Freehold Details

The property is leasehold with an original term of 999 years. The vendors also share the freehold with the other three residents in the building.

Ground Rent. £25 per annum rising to £50 in 25 years.

Maintenance Charge: Currently 25% of any external costs, £250 per annum.

The owners also pay £100 per year towards the private road maintenance.

New Roof in August 2020.

SERVICES


Mains Connected. Gas, Electric & Water.

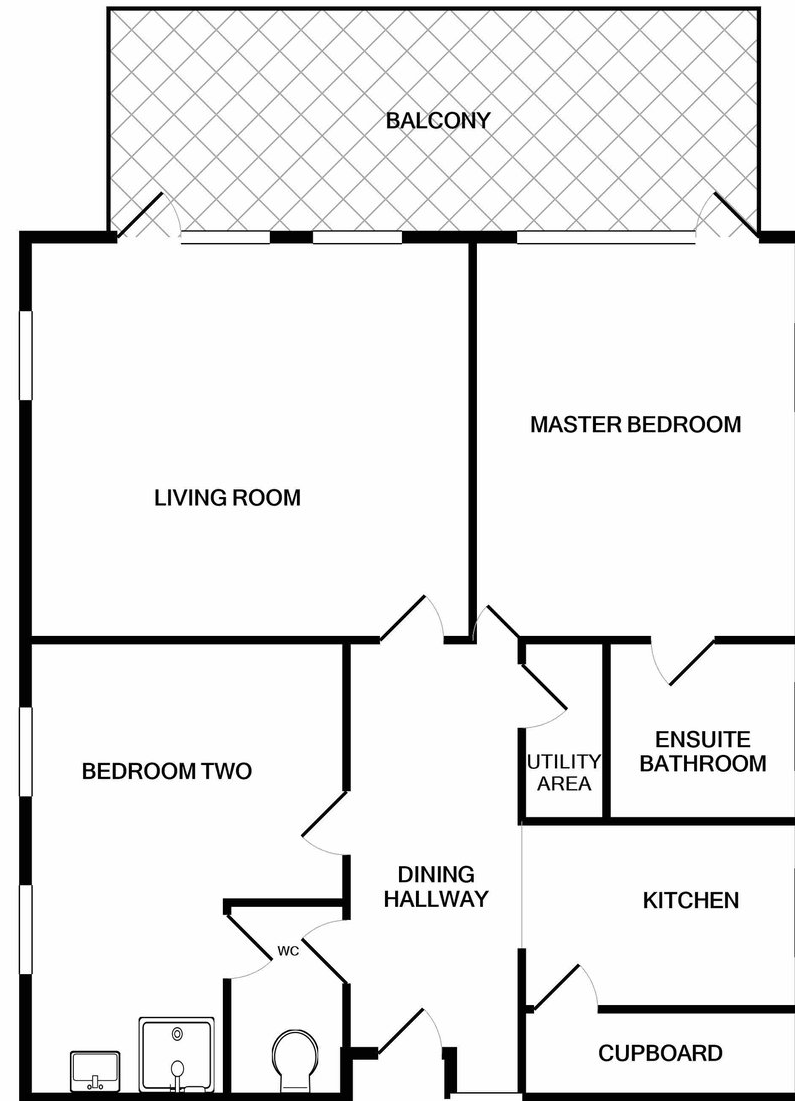
Council Tax Band. C.

DIRECTIONS

From Barnstaple, proceed through Braunton on the A361. After approximately six miles turn left at the Mullacott Cross roundabout, sign posted Woolacombe. Continue along Beach road, turn right at the village hall into Chichester Park, continue and then turn left into Sunnyside Road, the property is on the left after approximately 100 yards, with for Sale board clearly displayed.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



