



## 35 Willingcott Valley Woolacombe

- Terraced Holiday Cottage
- Fitted Kitchen
- First Floor Bathroom
- Access to Outdoor Heated Swimming Pool
- Ideal Holiday Home
- No Onward Chain
- Double Aspect Living Room
- Three Double Bedrooms
- Communal Gardens and Parking
- Short Drive to Woolacombe Beach
- Excellent Holiday Let Potential



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.





This is an attractive terraced holiday cottage, situated within a desirable location, close to award winning beaches and a range of amenities. It makes for an ideal lock up holiday home, but equally offers excellent holiday let potential. It benefits from double glazing, electric heating, communal gardens, several stocked fishing ponds and ample communal parking. The owners also benefit from access to Willingcott Valley clubhouse, along with use of an outdoor heated swimming pool. There is free Wi-Fi and outside seating, a communal TV aerial and TV cabling to each property, a cloths drying area and a waste/recycling bin area and regular collection. The accommodation briefly comprises of a double aspect living room, modern fitted kitchen, first floor bathroom and three double bedrooms. It is being sold with no onward chain. Willingcott Valley is located just outside Woolacombe which is one of North Devon's premier seaside resorts with a unique captive audience during the summer months. Woolacombe is located 5 miles from Ilfracombe and 12 miles from the main centre of Barnstaple. There are excellent links to Exmoor with direct access to the A361 link road via Braunton or the B3230. There are a number of shops with a variety of traders, banks, restaurant and public houses nearby.

FOR SALE BY ONLINE AUCTION  
<https://www.pattinson.co.uk/auction> - Starting Bids £110,000.  
 Terms and Conditions Apply.

### Living Room

5.79m x 3.31m (19' x 10' 10")  
 Door to front aspect, bay window to front aspect, window to rear aspect, combined night storage/fan convector heater, stairs to first floor, door through to kitchen.

### Kitchen

3.41m x 1.98m (11' 2" x 6' 6")  
 Window to rear aspect, fitted kitchen with range of cupboards and drawers, space for washing machine and fridge/freezer, built in electric oven and hob.

## First Floor

### Landing

Doors off to bedrooms and bathroom, night storage heater.

### Bathroom

2.13m x 1.83m (7' x 6')  
 Corner bath with shower over, wash hand basin, W/C, window to rear.

### Bedroom One

3.42m x 3.07m (11' 3" x 10' 1")  
 Window to front, electric radiator.

### Bedroom Two

3.23m x 2.76m (10' 7" x 9' 1")  
 Window to rear, electric radiator.

### Bedroom Three

3.48m x 2.28m (11' 5" x 7' 6")  
 Window to front aspect, electric radiator.

### Outside

There is ample off road communal parking areas, throughout Willingcott Valley and close to the property. There are also communal gardens, stocked fishing ponds and open outlooks to be enjoyed.

### Property Facts

Vendors Status. No onward chain.  
 Leasehold. Remainder of 999yr lease.  
 Lease started 31/12/1988.  
 Size. Approx. 796 SQ FT.  
 Woolacombe. Approx. 2 Miles.  
 Ilfracombe. 5 Miles.  
 Barnstaple. Approx. 12 Miles.  
 10 Month Holiday Occupancy (15th March - 15th Jan)  
 Service Charges. Available upon request.  
 Tarka Trail. To be extended through Village.

### SERVICES

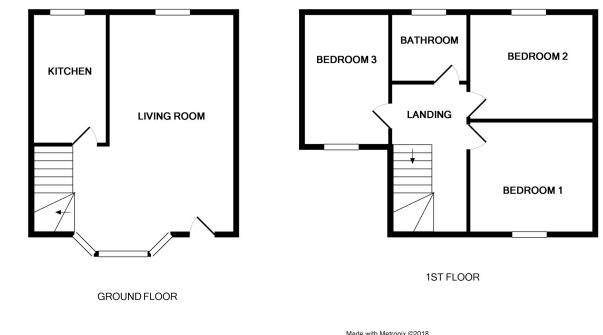
Electric and Water. Council Tax Band B.

Service Charges: ground rent, water, waste water charges - £1,450.00 (2018)

The property can only be used for 44 weeks of the year and there are currently no dogs allowed on site. (may change in the future)

### DIRECTIONS

From Ilfracombe, continue along the A361 up Mullacott Hill. At Mullacott roundabout take your 3rd exit signposted Woolacombe. Continue for approx one and a half miles. Turn left signposted Croyde and Georgeham. Continue for a short while and just as you enter into a righthand bend take your second left. Turn immediately left into Willingcott Valley Holiday Complex. There is a large car park area in front of you. A pathway leads to number 35, which can be found on your left hand side.



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