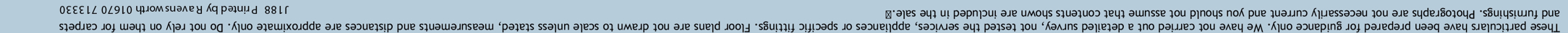
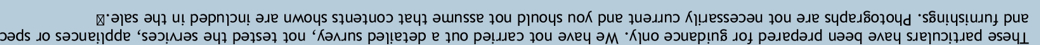
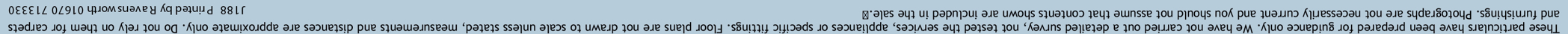


and furnishings. Photographs are not used nor should we assume that the appliances shown are included in the sale.<sup>§</sup>

These particulars have been prepared solely for our information. We have not carried out a detailed survey, nor tested the services, appliances or fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets.

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Chartered Surveyors | Residential &amp; Commercial Consultants



# Apartment 8 Sandpiper Court

Beach Road, WOOLACOMBE

- First floor Apartment
- Very Spacious Accommodation
- Fantastic Woolacombe Position
- Sea Views
- Long Lease
- Parking and Garage
- 2 acres of Landscaped Gardens
- Excellent Décor
- New Windows
- Gas central heating
- Coving
- No on going Chain



£275,000 Leasehold

Situated in an elevated position overlooking Woolacombe Valley and the beach, is this extremely spacious first floor apartment with a balcony.

The property stands in grounds extending to around two acres, which have been beautifully landscaped. There is also ample parking and a garage.

The apartment is very well presented with a good quality kitchen, shower and bathroom. The property has wood flooring throughout as well as coving and double glazing. The balcony faces the valley and coast, with stunning views over Woolacombe beach.

Woolacombe is a popular coastal resort with an award winning Blue Flag beach, several miles long and well served by a variety of local shops, restaurants and other amenities.

This property is offered for sale with the benefit of being chain free!

## Communal Hall

Stairs from entrance up to first floor

## Hallway

Video Entry phone system, coving, display arch, storage cupboards

## Breakfast Room

Wood effect flooring throughout, arch to kitchen, door to lounge

## Kitchen

Superbly fitted with an excellent range of wall and base cupboards, under unit lighting, part tiled walls, double bowl sink unit, split level gas hob and electric oven, cooker hood, integrated fridge, tiled floor, display lighting, arch into lounge/diner.

## Lounge/diner

Patio doors out onto balcony with views down the valley and out to the beach, 2 radiators, coving, window with views down the valley and onto the beach.

## Shower Room

Tiled floor, Utilities and linen cupboards, arched recess to pedestal wash hand basin with recessed lighting, low level wc, coving, glazed shower cubicle with shower unit, tiled walls.

## Bedroom 2

Window to side with garden views, coving, radiator

## Master Bedroom

Window to rear overlooking the garden, coving, radiator, twin fitted wardrobes, arch to:

## En Suite-Bathroom

Roll top bath with shower attachment and cradle, pedestal wash hand basin, low level wc, extractor fan, radiator, part tiled walls, coving, shaver point

## Garage

Single size in a block to the rear of the parking area

## Communal Gardens

Beautifully landscaped gardens mainly laid to lawn, small pond with a brook which extends from the rear of the property along the side boundary to the front of the development, small bridge, barbeque area.

There is communal parking to the rear of the development.

## Special Features

The property is vacant with no on going chain

It has been used as a holiday home

Only a mile from Woolacombe front

Rental value £750 pcm

## Terms and Conditions

The property is leasehold with an original 999 year lease commencing May 2001

There is a Peppercorn Ground Rent

A Management Company has been set up by the apartment owners with

a fee payable of £94.98 per month

## SERVICES

Council Tax Band C

## DIRECTIONS

From Mullacott Cross Roundabout, proceed towards Woolacombe, pass the two garages on your right. The road sweeps around to the right and Sandpiper Court can be found on the right, pull into the car park area at the rear.

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