

15 Chichester Park, Woolacombe, Devon, EX34 7BZ





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Guide Price £650,000

Available to the market for the first time in many years, an extremely rare opportunity to purchase a detached property offering stunning views of the world famous surfing village of Woolacombe. After such a long period within the same ownership, the property naturally requires updating, and a clever new owner will most likely take the opportunity to consider extension work at the same time and thus maximise the long term growth in value that areas like Woolacombe enjoy. In order to maximise the stunning views, the property was built with reverse level accommodation, arranged as follows. Entrance door opening to HALLWAY with stairs to lower floor, doors off the hallway to the SITTING / DINING ROOM, a superb double aspect room with stunning views across Woolacombe to the sea beyond. French doors open onto a balcony with stunning views, there is a further full depth window with views, another window to the second aspect and feature living flame fire in attractive surround. Also on this level is the KITCHEN with range of eye and base level units, sink, range of integrated appliances including fridge, hob, extractor and eye level double over, rear door to outside. On the lower floor is a LOBBY area with understairs cupboard, further storage cupboard and doors off to the MASTER BEDROOM with delightful views from the window, TWO FURTHER BEDROOMS, one with door to outside. Finally there is the FAMILY BATHROOM with coloured suite. To the OUTSIDE front of the property is a lawned area of garden as well as tarmac driveway providing off road parking and giving access to the GARAGE with up and over door, central heating boiler, worktop with inset sink and window with stunning views. There is access along the side of the property and down steps to the REAR GARDEN.

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Sought After Woolacombe Location
Stunning Views Over National Trust Land To The Sea
Immense Scope To Refurbish And Add Value
Lounge With Balcony And Sea Views
Spacious Kitchen
Three Well Proportioned Bedrooms
Family Bathroom
Off Road Parking
Garage With Superb Views Ripe For Conversion (STPP)
Highly Regarded Development
No Onward Chain

Entrance Hall

Kitchen

9' 4" x 9' 5" (2.84m x 2.87m)

Living Room

19' 11" x 10' 8" (6.07m x 3.25m)

Balcony

W/C

Stairs Leading To

Bedroom One

9' 9" x 13' 9" (2.97m x 4.19m)

Bedroom Two

9' 9" x 10' 8" (2.97m x 3.25m)

Bedroom Three

8' 2" x 14' 8" (2.49m x 4.47m)

Bathroom

Outside

To the OUTSIDE front of the property is a lawned area of garden as well as tarmac driveway providing off road parking and giving access to the GARAGE with up and over door, central heating boiler, worktop with inset sink and window with stunning views. There is access along the side of the property and down steps to the REAR GARDEN.

Garage

8' 4" x 16' 8" (2.54m x 5.08m)

SERVICES

Services: We understand all mains services are available.

Council Tax Band: E.

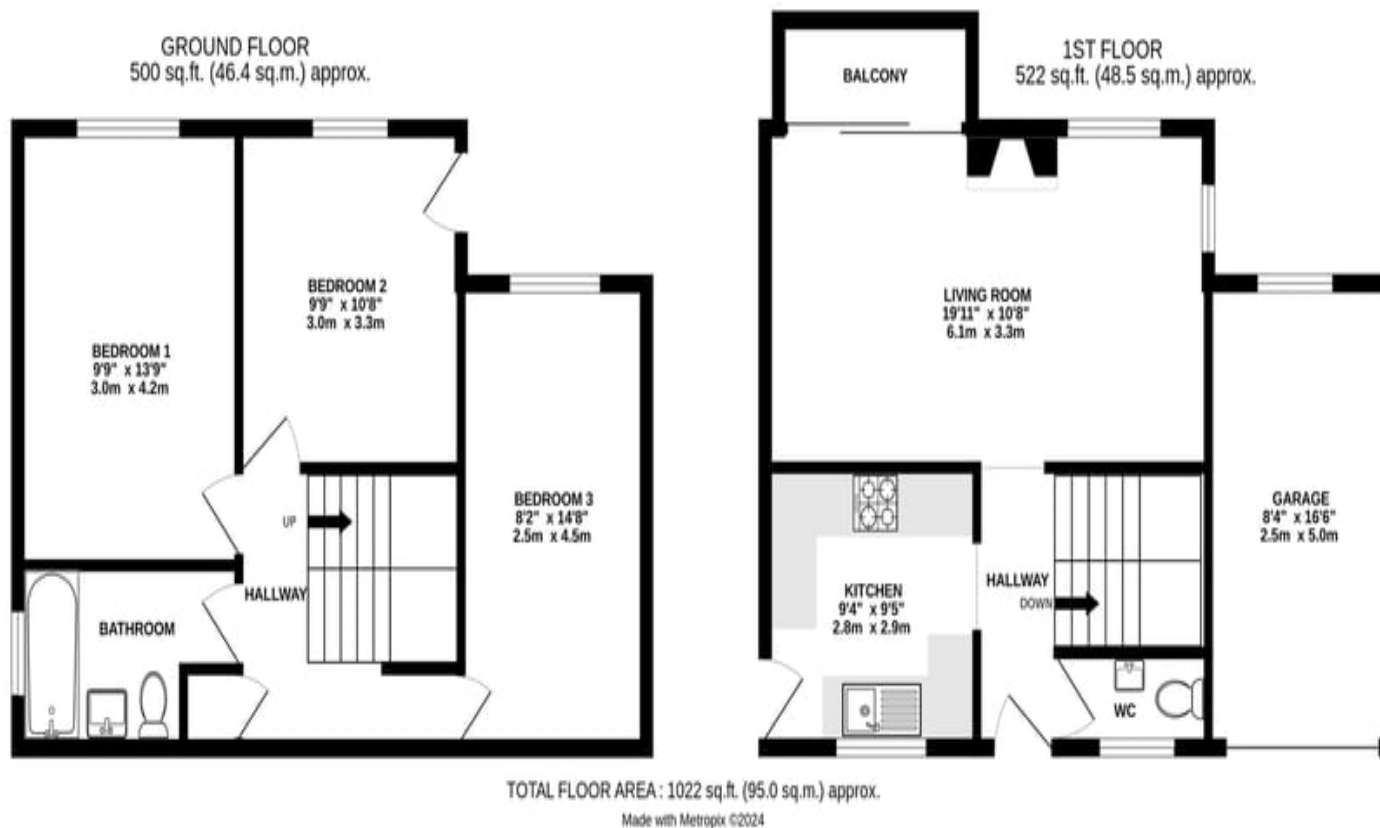
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

DIRECTIONS

To locate, please follow SatNav reference, Chichester Park EX34 7BZ.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	84
England, Scotland & Wales		EU Directive 2002/91/EC	



