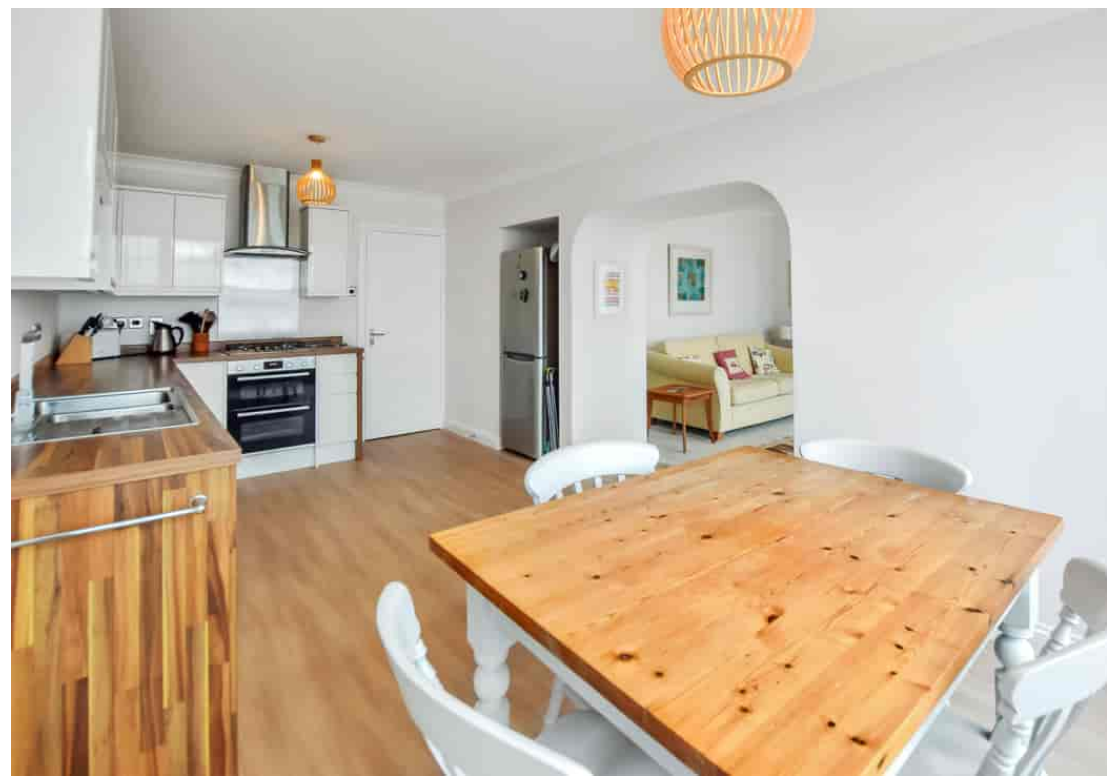
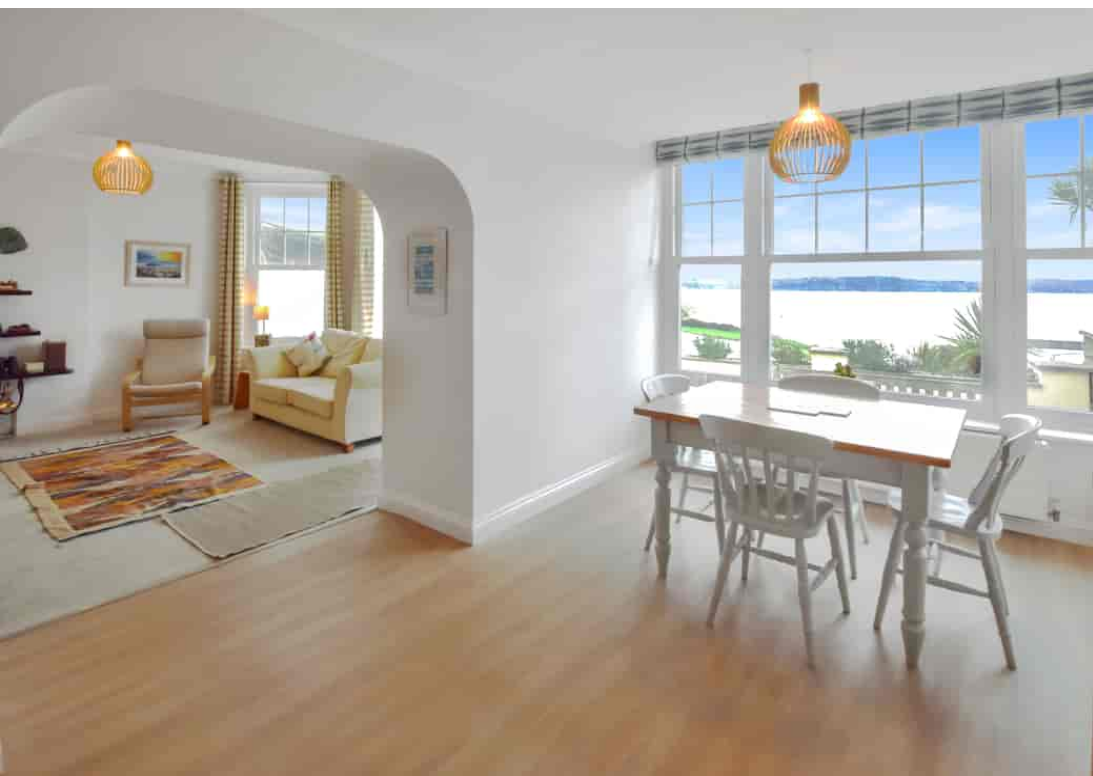




1 The Sands, Bay View Road, Woolacombe, Devon, EX34 7DQ





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Offers Over £575,000

John Smale and Co are delighted to offer the market this fabulous ground floor coastal apartment, with stunning sea views, whilst being situated within the heart of the sought after village of Woolacombe. As well as the breath-taking uninterrupted views, it benefits from a large sun terrace, which is perfect for alfresco dining, entertaining, or just relaxing with a glass of wine, along with designated parking for The Sands, rear courtyard and storage outbuilding for surfboards, wetsuits etc. A rare opportunity, as the apartment has not been on the market for over 23 years. The accommodation is bright, welcoming and finished to a high standard throughout. The apartment has its own private entrance, but can also be accessed via a communal entrance hall if desired. The main living room is generous with a high ceiling and large windows taking advantage of the wonderful views. An opening then leads through to a well equipped fitted kitchen with range of appliances, along with a dining area, again with fantastic views. An inner hallway then leads to a bathroom and two bedrooms, with the main bedroom being a spacious double bedroom with ensuite shower room. There is also a door leading off the hallway, giving access to a courtyard and private storage outbuilding, for bikes, surfboards, wetsuits and beach equipment. A superb apartment in a prime location, which will appeal to anyone looking for a permanent residence, long term let opportunity, or an ideal holiday home.

Woolacombe sits on the North Devon Coast and is popular with visitors from all around the country primarily because of its golden sand beaches. In addition, the village is surrounded by National Trust land which has miles and miles of walking along some breath-taking footpaths enjoying magnificent coastal scenery. The village amenities include a variety of shops, bars & restaurants, various leisure facilities and a primary school with an excellent OFSTED rating, health centre and church. The nearest larger town is Ilfracombe being approximately 4 miles away and Barnstaple which is North Devon's main trading centre is approximately 9 miles away and has many of the big name shops, a rail link and direct access onto the A361 North Devon Link Road, joining the M5 at Junction 27.

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Location Location Location!

Superb Ground Floor Coastal Apartment

Large Private Sun Terrace

Fabulous Sea and Coastline Views

Spacious Living Room

Modern Fitted Kitchen and Dining Area

Bathroom

Two Bedrooms (One Ensuite)

Allocated Parking

Courtyard and Storage Outbuilding for Surfboards



Living Room

4.06m x 4.55m (Max) (13' 4" x 14' 11")

Door leading to private sun terrace, opening through to kitchen and dining area.

Kitchen and Dining Area

2.93m x 5.94m (9' 7" x 19' 6")

Hallway

Providing cloak space, door leading to communal hallway, door leading to rear enclosed courtyard.

Bathroom

1.58m x 3.27m (5' 2" x 10' 9")

Bedroom One

3.03m x 5.12m (9' 11" x 16' 10")

Ensuite Shower Room

0.99m x 3.14m (3' 3" x 10' 4")

Bedroom Two

2.01m x 3.99m (6' 7" x 13' 1")

Outside

To the front of 'The Sands' apartment building is designating parking clearly signposted and a pathway leading to the communal entrance hall, along with the apartment's large private sun terrace 3.90M X 8.05M and entrance. The sun terrace enjoys some spectacular views and is a great place to unwind with a drink, entertain or enjoy some alfresco dining. To the rear is a private courtyard 1.99M X 7.04 M, which is a great place to keep bikes or to air/dry clothes. At the end of the courtyard is a very useful storage outbuilding 2.20M (Max) X 2.22M (Max), This is ideal to store wetsuits, surfboards or any other beach equipment.

Agent's Note

We understand there is a restriction preventing Commercial holiday letting.

Balance of a 999 Year Lease.

Flat 1 The Sands has an 1/8 Equal Share Of The Freehold. There is a management company set up with all the Leaseholders within the building. Each pay a monthly contribution to the management company, which is currently £100 per month, which includes buildings insurance. Any additional monies required, if necessary, are dealt with within the committee meetings, as and when required.

SERVICES

Mains Services Connected. Gas, Electric and Water.

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. C.

Tenure. Leasehold.

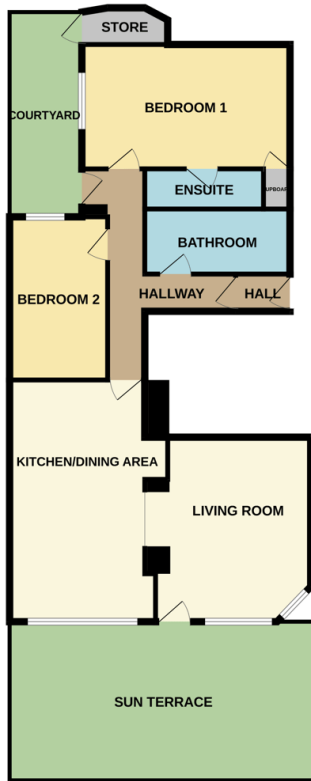
DIRECTIONS

After entering the centre of Woolacombe on Beach Road, follow road as it bends to the left towards the beach, and turn right onto Bay View Road. Travel up Bay View Road and you will find the 'The Sands' on your right hand side, with designated parking on both sides of the road. A pathway leads to the property, with John Smale and Co For Sale board clearly displayed.

*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

