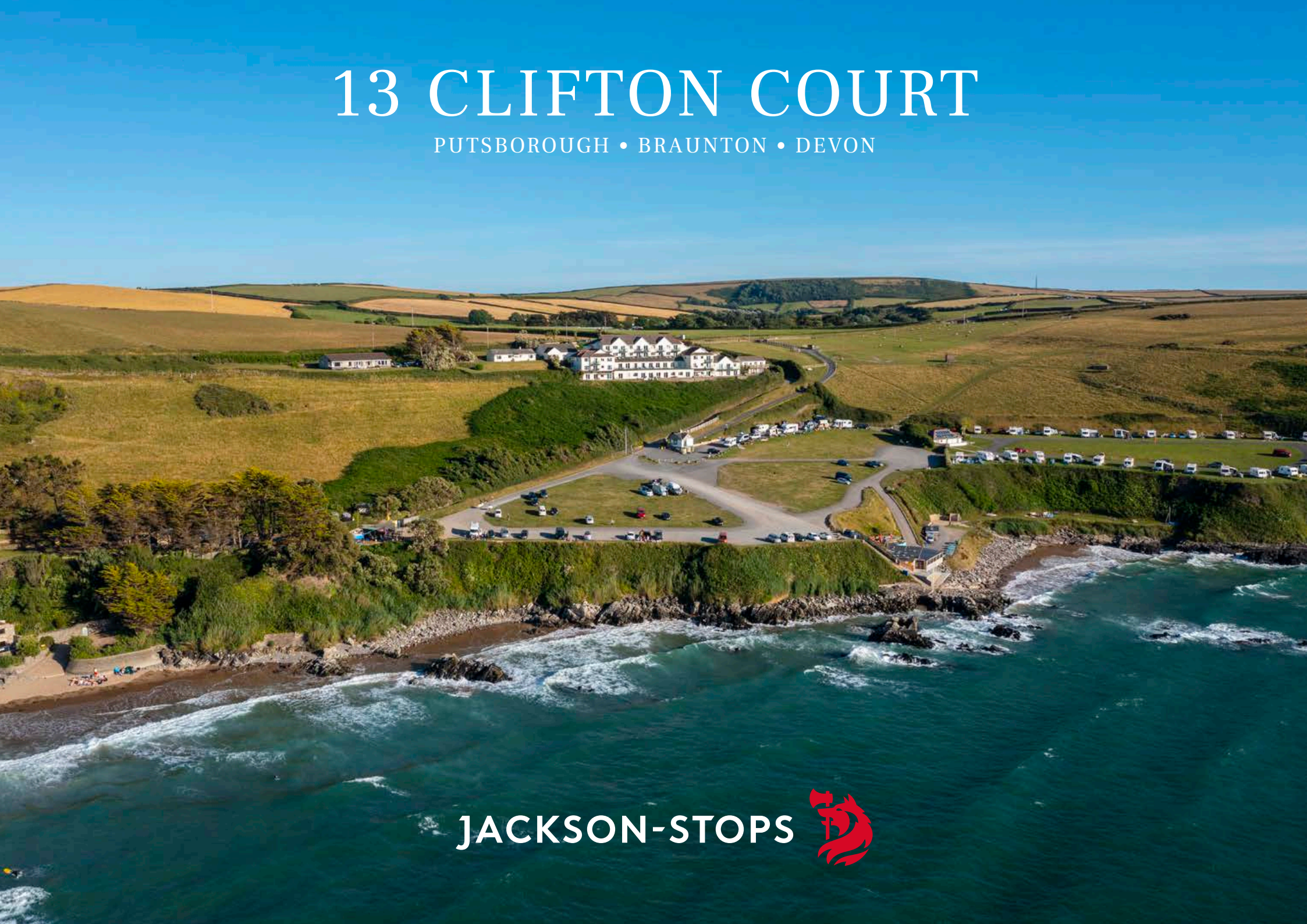
13 CLIFTON COURT

PUTSBOROUGH • BRAUNTON • DEVON



JACKSON-STOPS

13 CLIFTON COURT
PUTSBOROUGH, BRAUNTON, DEVON, EX33 1LB

A SPACIOUS THREE BEDROOM APARTMENT WITHIN THE HIGHLY SOUGHT AFTER CLIFTON COURT BUILDING, ENJOYING WONDERFUL PANORAMIC VIEWS ACROSS PUTSBOROUGH SANDS AND OUT TO SEA









DISTANCES

CROYDE – 1 MILE

BRAUNTON – 4 MILES

BARNSTAPLE – 9.5 MILES

M5 MOTORWAY – 47 MILES

(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- Highly coveted coastal location
- Overlooking Putsborough and Woolacombe
- A stone's throw from the popular beach
- 3 Bedrooms
- 2 Bath/shower rooms
- Excellent vaulted living space
- Large balcony/terrace with stunning views
- Use of indoor heated pool
- Allocated parking plus visitor parking
- No onward chain

LOCATION

The property is situated in the highly desirable and exclusive area of Putsborough, overlooking the sandy beach, which adjoins the award-winning beach of Woolacombe. The stunning North Devon coastline was recognised in 2022 as a 'World Surfing Reserve' (WSR) – the first in the UK and only cold-water WSR in the world.

The small hamlet of Putsborough overlooks the bay and consists of a few houses and apartments just outside the ever-popular village of Croyde, which also benefits from a splendid sandy beach along with a good range of amenities and leisure pursuits, including shops and a good variety of pubs and restaurants. Glorious National Trust walks along the coastline are available from the doorstep, with the South West Coastal Path running directly past the main entrance to the Clifton Court, leading to Woolacombe in one direction, and Baggy Point and Croyde in the other.

The larger nearby village of Braunton offers a wider and more comprehensive range of amenities, including a supermarket and further shops, pubs and restaurants including the well-known Squire's Fish & Chip restaurant. Saunton offers a further popular beach along with a well-regarded championship golf course.

The regional centre of Barnstaple offers all the area's main business, commercial, leisure and shopping venues.

COMMUNICATIONS

The area can be accessed from Junction 27 of the M5 Motorway, and along the A361 North Devon Link Road. The nearest train station is located at the regional centre of Barnstaple, which connects to Exeter, and from there, there are regular mainline rail services to London. Tiverton Parkway mainline railway station can be reached in about an hour by car, which also offers rail services to London (Paddington) in around 2 hours.

THE PROPERTY

This is a rare opportunity to acquire one of the few three bedroom apartments within this highly favoured development of holiday properties, enjoying breath-taking views over Putsborough Beach and out to sea. The apartment is situated on the ground floor of the development, with only a short flight of steps leading down to the front door.

The accommodation boasts three bedrooms with two bath/shower rooms. A particular feature of the property is the excellent living space that boasts a vaulted sitting room enjoying the stunning coastal views, leading onto the balcony/terrace, which is one of the larger within the development and the perfect place for alfresco dining and sunbathing.

Clifton Court has the added benefit of a private heated indoor pool which is for the use of the residents only, along with allocated parking for each apartment and visitor parking. The larger properties in this enduringly popular building very rarely come to the open market, and this particular sale has the advantage of no ongoing chain.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplan, comprises:

Front door leads to:

Entrance Porch Space for surfboards and coats.

Entrance Hall Storage cupboard. Airing cupboard. Coved ceiling.

Kitchen/Dining Room Comprising a range of matching wall and base units with sink set into roll top work surfaces and cooker, washing machine, dishwasher and fridge/freezer Coved ceiling. Steps lead down to:



Sitting Room Vaulted ceiling and two pairs of patio doors allowing access onto the terrace and providing spectacular views over Putsborough beach to Woolacombe and sea beyond. Access to:

Balcony/Terrace A stunning space that enjoys the outstanding views on offer and the perfect place for alfresco dining.

Bedroom 1 Window to the front elevation. Coved ceiling. Range of built-in wardrobes.

En-Suite Generously sized and comprising low level WC, pedestal wash hand basin and a shower cubicle.

Bedroom 2 Window to the front elevation. Coved ceiling.

Bedroom 3 Internal window.

Family Bathroom Comprising low level WC, pedestal wash hand basin and a panelled bath with shower over.

Parking The property benefits from an allocated parking space, as well as visitor parking.

Communal Indoor Heated Swimming Pool & Changing Rooms
These facilities are for the exclusive use of the residents of Clifton Court.

Lease Details The apartment comes with the remainder of a 999 year lease which commenced in 1989. The annual maintenance charge for the property, including ground rent, is circa £3,650 per annum (September 2023 to August 2024). This charge includes maintenance of the pool. We understand that there is a resident's association/ management committee, and that each owner benefits from a share of the freehold. The property is restricted to holiday use only, but can be used 52 weeks of the year.







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TOTAL APPROX. FLOOR AREA 1064 SQ FT / 98.8 SQ M

PROPERTY INFORMATION

Services Mains electricity and water. Private drainage via a shared system. Electric heating.

EPC Rating: D

Local Authority: North Devon District Council – 01271 327711.

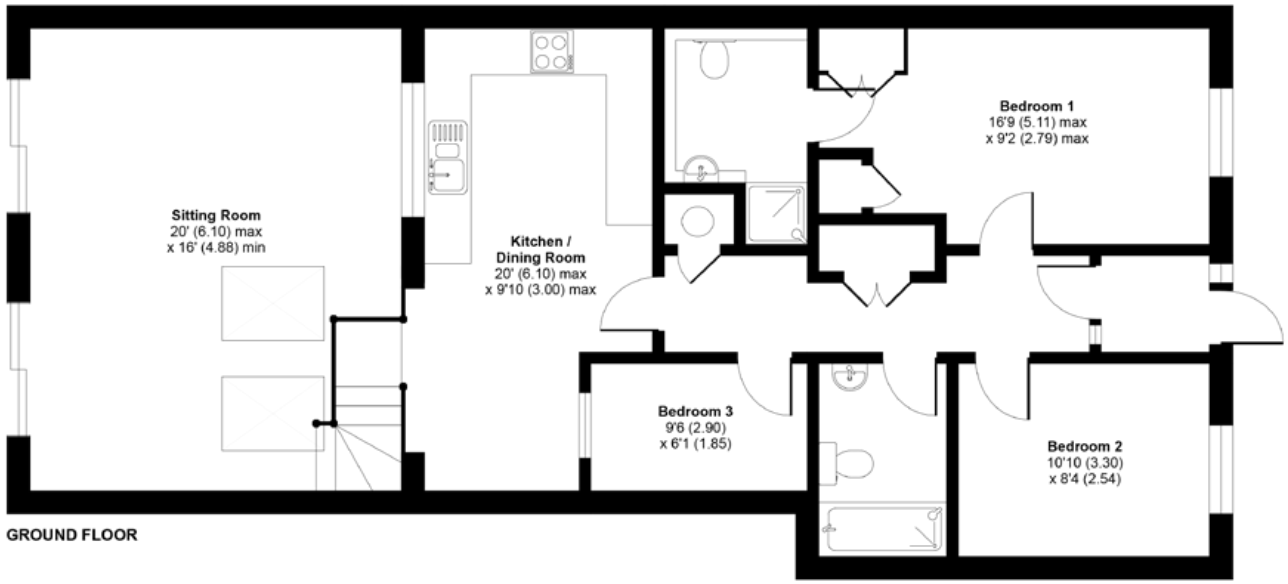
Contents, Fixtures and Fittings: Only those mentioned within this brochure are included in the sale. All others, such as light fittings, mirrors etc are specifically excluded, but may be available by separate negotiation.

What3Words: ///support.wager.wound

Directions: From Barnstaple, proceed towards Braunton on the A361, until reaching the centre of the village of Braunton. At the traffic lights, turn left, signposted towards Croyde, and stay on this road until you reach the centre of the village, passing The Thatch on your left hand side. Shortly after, turn left, signposted towards Putsborough Beach. Stay on this lane heading out of the village, until you reach a T junction. Turn left here, signposted towards Putsborough Beach, and proceed along this lane, passing the entrance to Putsborough Beach car park. You will then come to a further road, leading to the beach on the left hand side, and shortly after, directly in front of you is the entrance to Clifton Court. There is an allocated parking space for Number 13, which is situated in the lower car park.

Viewing: By appointment with Jackson-Stops, North Devon 01271 325 153.

For sale by private treaty with vacant possession upon completion.



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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