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MORTEHOE

Woolacombe, Devon

£340,000 SHARE OF FREEHOLD

Predicted Rental Income £1000pcm

C | 3 | 2 | 1 | C

Set in the heart of sought after Mortehoe, this spacious first floor apartment offers the rare combination of central village convenience, private parking and a well cared for building. Forming one of just six apartments within Headland Court, it is part of an established and well managed development that is maintained to a high standard both inside and out. Apartment 3 also benefits from its own parking space, with further visitor parking available and is advertised with no onward chain.

Ilfracombe Office: 48 High Street, Ilfracombe, North Devon, EX34 9QB **Email:** ilfracombe@webbers.co.uk

Key Features

- Well-presented and spacious purpose built apartment
- Located on the first floor with views over surrounding countryside
- Ideal as a permanent home or second home/holiday let
- Centrally located close to all of the village amenities
- All services mains connected - gas central heating
- Communal car parking
- No onward chain
- EPC – C
- Councill tax band - C

Overview

3 Headland Court is a purpose built first floor apartment occupying a central position within the sought after village of Mortehoe. The apartment forms part of a well-maintained building of just six homes, creating a setting that feels established, cared for and easy to manage. A communal entrance with entry phone system leads to the first floor, where the apartment opens into a notably spacious lobby with built in storage.

From here heading inside the apartment, a long central hallway connects the principal rooms and adds to the feeling of space and order within the home. At the far end, the main living area is particularly appealing, with a bright double aspect lounge and dining room enjoying views across the surrounding countryside and nearby National Trust land. This is a room with both width and natural light, offering plenty of space to relax, dine and entertain while maintaining a clear connection to the surrounding landscape.

The kitchen is arranged with a range of base and eye level units, work surfaces and an inset sink, together with a built in double oven, hob and integrated dishwasher. There is also space for a washing machine and upright fridge freezer. Like the main reception room, the kitchen enjoys a pleasant outlook across the countryside, which adds to the overall sense of openness.

The apartment provides three good size bedrooms, offering flexibility for visiting family, guests or home working. The principal bedroom benefits from an en suite shower room with enclosed shower, vanity unit and wc. The main bathroom has also been refitted and includes a bath with shower over, wash hand basin and wc, together with tiled surfaces, a heated towel rail and underfloor heating.

Outside, there is a private parking area with an allocated space for each apartment. Overall, the apartment combines size, outlook, practicality and village setting in a way that will appeal to buyers looking for a main home, second home or holiday let on the North Devon coast.





Agent Note

Agents Note: The property is shared freehold with 1/6th share of the freehold and there is 968 years unexpired on the lease. The current maintenance payments are £95pcm which includes the building insurance payments, maintenance of the common parts, garden & parking and allows for the building to be painted on a 4 yearly cycle, and there is no ground rent. There are no restrictions on long term or short-term letting. Pets are only permitted with the consent of all the freeholders. Headland Court also run their own management company.





Services and Utilities

All services are mains connected

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

Directions

Applicants are advised to proceed from our offices in a westerly direction heading out of town on the main A361 sign posted Barnstaple. At Mullacott Cross roundabout take the right hand exit sign posted Woolacombe & Mortehoe and continue along this road for approximately 2 miles. Shortly after Turnpike Cross turn right sign posted Mortehoe just before the Fortescue Public House and continue along this road for approximately two and a half miles into the village of Mortehoe. Upon entering the village proceed down the hill and turn first right immediately after the post office into North Morte Road. Headland Court will be found immediately on the left hand side of the road.

View this property

Please contact our Ilfracombe Office on 01271 863091

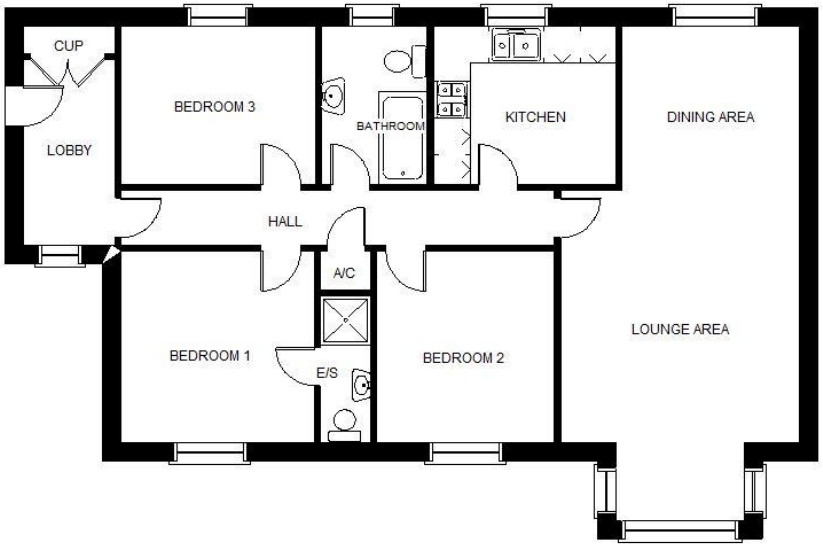
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

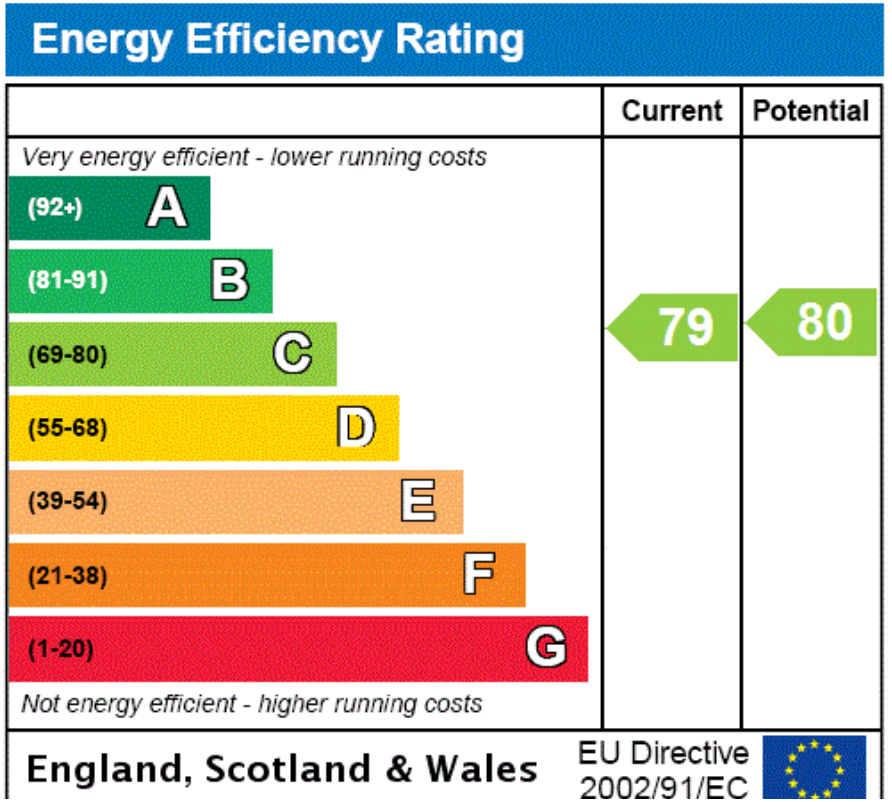
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Viewing

Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £950 to £1000 subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time.**We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk**

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