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THE ESPLANADE

Woolacombe, Devon

£330,000 TO BE ADVISED

Predicted Rental Income £1100pcm

C 3 1 1 D

Enjoying a prime position within the ever-popular coastal village of Woolacombe, this attractive three-bedroom apartment offers a wonderful opportunity to secure a home moments from Barricane Beach. With far-reaching sea views, a private balcony, allocated parking and no onward chain, the property provides comfortable and versatile accommodation ideal for those seeking a permanent seaside home or second residence.

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

Key Features

- Superb sea views across Woolacombe, Barricane Beach and the North Devon coastline
- Well-presented three-bedroom apartment
- Offered to the market with no onward chain
- Bright dual-aspect open-plan lounge/diner
- Front-facing balcony enjoying panoramic coastal views
- Communal outside space with room for a garden shed
- Allocated parking space accessed via Rockfield Road
- Ideal main residence or second home
- All services mains connected
- EPC- D
- Council Tax Band - C

Overview

Situated in the highly sought-after seaside village of Woolacombe, overlooking Barricane Beach and enjoying easy access to the surrounding coastline, this well-presented three-bedroom apartment is offered to the market with no onward chain. The property enjoys superb sea views across Woolacombe, Barricane Beach and the North Devon coastline, making it an ideal main residence or second home.

The accommodation is bright and well arranged throughout, with a dual-aspect open-plan lounge/diner forming the heart of the home. Flooded with natural light, this inviting space opens directly onto the front-facing balcony, creating the perfect setting to relax, dine or simply enjoy the coastal outlook. The semi open-plan kitchen is fitted with a range of wall and base units, with space for a cooker and plumbing and space for white goods.

Bedroom one is a particularly generous double bedroom, enjoying excellent natural light and ample room for freestanding furniture. Bedroom two is also well proportioned, benefitting from a dual aspect and fitted double wardrobe. Bedroom three is a compact single room, ideally suited as a home office, nursery or occasional guest room, while still offering space for freestanding furniture. The bathroom is fitted with a modern three-piece suite comprising a large walk-in shower, WC, hand basin, heated towel radiator and full wall tiling.

Externally, the apartment benefits from a communal outside space with room for a garden shed, together with the added advantage of an allocated parking space accessed via Rockfield Road. The balcony provides space for outdoor furniture, offering a wonderful vantage point from which to take in the panoramic coastal views.

A further highlight of the location is the ability to walk down to Barricane Beach, a beautiful sheltered cove well known during the peak season for its popular beach curries — the perfect way to enjoy an evening meal by the sea while watching the sun set over the bay.

Combining impressive sea views, practical accommodation and a prime coastal position, this apartment represents a fantastic opportunity to acquire a home in one of North Devon's most desirable seaside locations.




















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The Area

Woolacombe is one of North Devon's most sought-after coastal villages, renowned for its award-winning sandy beach, stunning scenery and relaxed seaside lifestyle. The Esplanade is particularly desirable, enjoying a prominent position overlooking the beach and Atlantic coastline, with easy access to local cafés, restaurants, shops and coastal walks. It is a highly regarded location for those seeking a permanent home, second home or coastal retreat in one of the area's most iconic settings.

Services and Utilities

All services 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

Agent Note: The property is offered with a 1/5 share of the freehold, with the freehold owned by Barricane Apartments Ltd and each apartment holding a share in the company. The property benefits from a 999-year lease dating from January 1999. The current maintenance fund contribution is £70 per calendar month, which includes buildings insurance and upkeep of communal areas. The lease states that the flat may only be used as a private dwelling in the occupation of one family and must not be used for any purpose that could cause nuisance to the landlord or neighbouring occupiers.



Directions

Applicants are advised to proceed from our offices in a westerly direction along the High Street heading out of town on the A361 road sign posted for Barnstaple. At the Mullacott Cross roundabout take the right hand exit sign posted for Woolacombe and Mortehoe and follow along this road for approximately 3 miles into the village of Woolacombe. Upon entering the village proceed down the hill towards the sea and turn right opposite the Red Barn onto the Esplanade.

Follow around the Esplanade for approximately 500 yards where Barricane Apartments can be found on the right hand side.

View this property

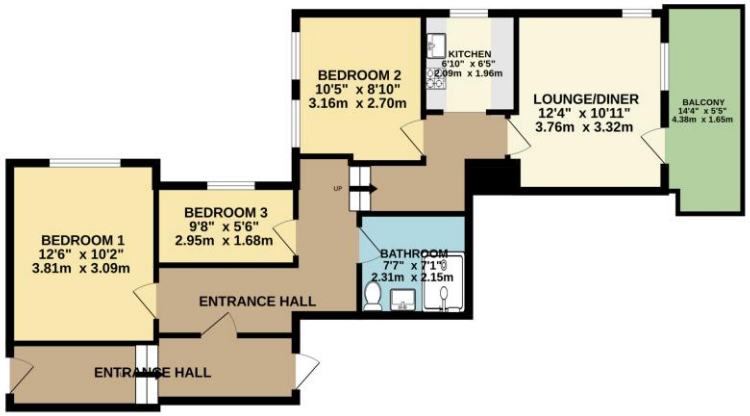
Please contact our Ilfracombe Office on 01271 863091

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

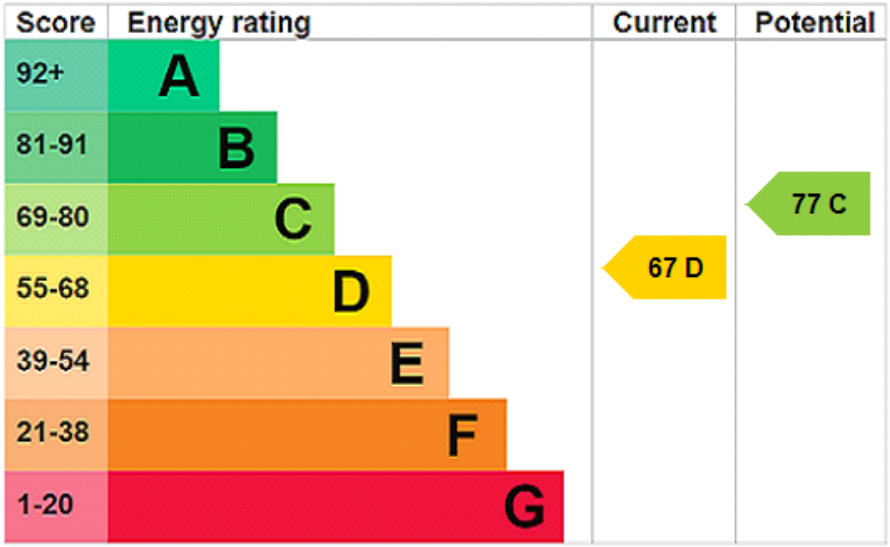
Viewing

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 £1000 to £1100 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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