

4, Southover Beach

4, Southover Beach

Bay View Road, Woolacombe, Devon, EX34 7DQ

Woolacombe village amenities, beaches and South West Coast Path close by.

A 2 bedroom first floor holiday apartment with private terrace, parking, and stunning views of the beach/bay.

- Two Bedrooms
- Surfers wet room and board store
- 520 m² Communal Terrace with built in BBQ's
- Long established repeat holiday rental income
- Currently on Business Rates
- Private sea facing patio
- Private parking
- Full management package Available
- No Chain
- 999 lease Monthly management £120pm, Currently set up for 12 month holiday use. usage and maximum stay, Currently set up for 30 days

Guide Price £450,000

SITUATION AND AMENITIES

Enjoying excellent front line views over Woolacombe bay, National Trust Hillside, Baggy Point and Hartland. Barricane, Combesgate, Rockham beaches are within walking distance, as is Woolacombe Village itself, not only famous for its award winning beach but also offering a range of shops, restaurants, bars and leisure facilities. The well regarded villages of Croyde and Saunton are both located a short drive away, each offering further sandy beaches and in the case of Saunton, a popular Championship golf course. Nearby Ilfracombe has an attractive harbour and Exmoor National park and Lynton/Lynmouth, with further dramatic coastal scenery, are easily accessible by car. North Devon's main trading centre of Barnstaple is only 12 miles and offers a wide range of amenities and facilities to include Theatre and District Hospital. It also provides transports links to the A361 (North Devon Link Road) which in turn connects with the M5 at Junction 27 where rail links to London (Paddington in just over 2 hours) can be found at Tiverton Parkway. The nearest International airports are at Bristol and Exeter.







DESCRIPTION

A 2 bedroom holiday apartment with long established repeat rental income enjoying glorious views across Woolacombe Bay towards Putsborough. Private sea facing terrace and communal, landscaped gardens with sea views and built in seating and barbecues. Surfers wet room and board store. Private parking.
Fixtures and fittings available, along with a full management package.

ACCOMMODATION

ENTRANCE LOBBY leading to HALL, Storage cupboard and door through to KITCHEN/SITTING/DINING ROOM A bright dual aspect room with Juliet balcony to front elevations with delightful sea views over Woolacombe Bay and beyond. Windows to rear elevation and French doors leading a communal terrace. The kitchen is a modern fitted kitchen with ample work surface, storage above and below, a wall mounted boiler, integrated washing machine and dryer, single bowl sink with drainer, integrated electric hob with oven below and extraction fan above, tiled floor. Living area with wooden balustrade, two steps down to dining area where you can enjoy the aforementioned sea views, wall mounted TV with a surround sound. BEDROOM 1 Vaulted ceilings window looking South across the Woolacombe, exposed wooden beams, door out to pathway that leads to private terrace. SHOWER ROOM with corner shower cubicle, mains fed shower, corner WC, porthole window and corner sink with storage above, heated chrome towel rail, tiled flooring and partial tiled walls.
FAMILY BATHROOM Opaque window to rear elevations, P-shaped bath with shower mains fed shower over, hand wash basin with storage below and illuminated light above, low level WC and heated chrome towel rail.
BEDROOM 2 Currently set as a family room, with a double bed and bunk beds, fitted storage, wall mounted TV and window out to side elevation.

TENURE

Length of lease / 999 years from December 2016.
Associated costs / Monthly management Apt 4 is £120pm
Restrictions / Currently set up for 12 month holiday use.
Usage and maximum stay / Currently set up for 30 days.

SERVICES

All mains connected, gas fired central heating. According to Ofcom Superfast broadband is available in the area.

DIRECTIONS

Dropping down into Woolacombe village turn right onto Bay View Road, adjacent to The Barn. The parking and visitors parking can be found on both sides as you drive with signage for Southover beach. The main entrance door to the apartment will be found to the left hand side of the main building.

What3Words: ///juggle.reminds.schematic

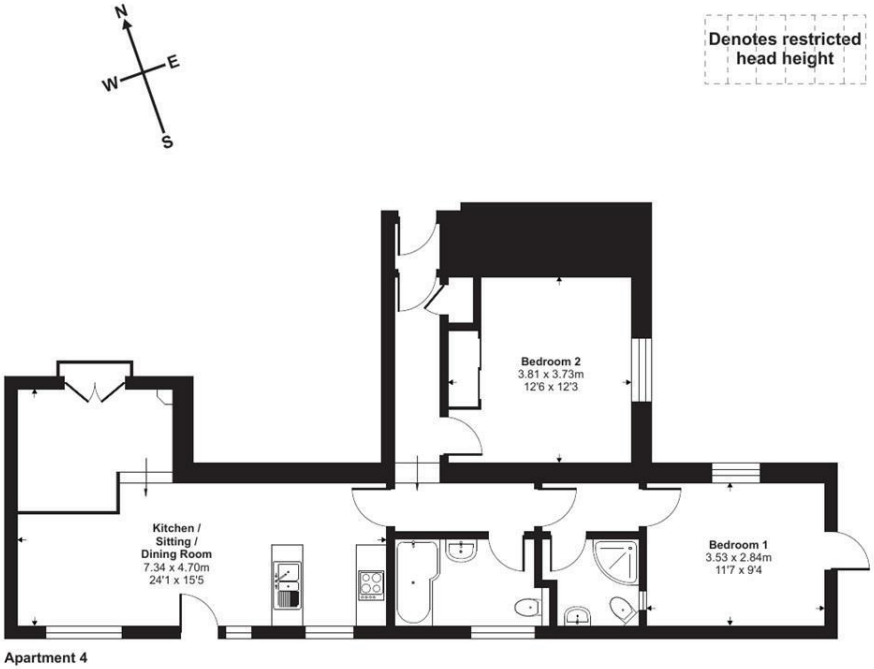


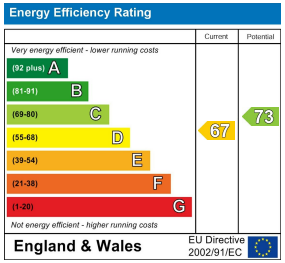




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1105073