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GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.

TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

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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Directions

From Brunton centre, proceed on A361 to Ilfracombe. Pass through Knowle and past West Down. At Mullacott Cross roundabout, turn left signposted to Woolacombe. Proceed along Station Road, passing the service station on your right. Follow down to the sharp S bend into Beach Road and pass the Royal Hotel on your right. Take the next right hand turn into Springfield Road. Go up and bear right into Chichester Park. Proceed up the hill and bear immediately right into the first cul de sac: Odd Numbers 13/23. The property will then be found at the end of the cul de sac on the left.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

Very Large Plot & Outstanding Views

23 Chichester Park, Woolacombe, EX34 7BZ

Asking Price

£569,950

- Bungalow In Favoured Location
- Superb Potential To Extend (Sub pp)
- Outstanding Views to the Ocean
- Very Large Corner Plot
- 3 Double Bedrooms, Shower & Sep WC
- Garage & Good Parking
- Requires Updating & Modernisation
- Living Room, Kitchen/ Breakfast Room
- EPC: D

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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This is an excellent opportunity to acquire a detached modern bungalow which requires modernisation and improvement. However, there is bags of potential as the property sits on a very large plot and so there is plenty of space to extend (Subject to PP). There are stunning ocean views and ample parking making this an ideal opportunity to place ones own mark, improve and enhance this property to turn it into a stunning home in a spectacular position.

The bungalow was built by Messers. Lovell Homes to traditional cavity construction with rendered elevations all under a concrete interlocking tiled roof. There are is of similar properties the majority of which have been changed and extended. There is gas central heating and UPVc but the main feature, aside the view, is the very large plot for this location. The corner site is overgrown to the semi circular bank and this graduates up to the side of the property. This area offers tremendous potential and here there are even better views of the coast and ocean. To extend the bungalow (sub to PP) into this area would really make this one of the best properties on Chichester park due to it's position and outlook.

The accommodation is eminently livable but requires modernisation and improvement and is screaming to be extended into the side garden area. This will not take any of the garden away as there is a further garden to the opposite side and this is mainly lawn and shrubs so it is quiet and private. There is a garage to the lower area of the bungalow with parking to the front whilst to the side is further dedicated off road parking. There is further lawned garden behind and this adjoins the side garden.

Property of this type and location, which offer so much potential are rare to find, so we recommend a full viewing to appreciate what this property has tp offer.

Services
All Mains Connected

Council Tax band
E

EPC Rating
D

Tenure
Freehold

Viewings
Strictly by appointment through Phillips, Smith & Dunn Braunton branch on
01271 814114

Chichester Park is situated in the highly desirable coastal village of Woolacombe, famed for its expanse of superb sandy beach. The property stands in a delightful elevated position and therefore, takes full advantage of the fine views to the coast and ocean beyond. Chichester Park offers easy access to the centre which has a good range of amenities including Primary School, Church, Post Office, Stores and a good number of Restaurants and Public houses.

Woolacombe of course, has a superb sandy beach and has been voted one of the Top 10 Beaches in the World and in the Top 5 in the country. The main beach is perfect for all levels of surfing, and during the holidays and summer months, offers the security of a fantastic lifeguard team. As well as the main beach, Woolacombe has several smaller bays which are really worth a visit. Barricane, or 'White Shell Beach' and Combesgate are the perfect nursery beaches with their sheltered spots and deep rock pools. During the summer months, you can join many locals from 5pm on Barricane for delicious Sri Lankan curry, and watch the sun go down.

The town of Ilfracombe is close by with its beautiful working harbour, rugged coastline, shops, Tesco super store and restaurants. Now famous for Damien Hirst's imposing 20m sculpture 'Verity', the local arts community grows stronger every year, with the Art Trail and Film Festival attracting visitors from far and wide. Ilfracombe is fast becoming the food capital of north Devon, gaining its first Michelin starred restaurant in 2017, and with many other superb restaurants to choose from – why go any further for dinner? There is a wide range of boat trips and water sports available from the harbour.

The market town of Barnstaple situated to the south east and here there is excellent covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell where there are a good choice of super stores. There is access to The North Devon Link Road which provides a convenient route to the M5 motorway and Tiverton Parkway rail station. The delightful Tarka Train Line connects to Exeter in the South which picks up the direct route to London Paddington..

Room list:

Entrance Hll

Living Room
5.45 x 3.97 (17'10" x 13'0")

Kitchen/Breakfast Room
4.97 x 2.36 (16'3" x 7'8")

Bedroom 1
3.67 x 3.06 (12'0" x 10'0")

Bedroom 2
3.98 x 2.38 (13'0" x 7'9")

Bedroom 3
2.70 x 2.70 (8'10" x 8'10")

Shower Room
2.75 x 1.64 (9'0" x 5'4")

Sep WC
2.75 x 0.88 (9'0" x 2'10")

Garage
3.67 x 3 (12'0" x 9'10")

Off Road Parking Spaces

Very Large Corner Plot Gardens