

GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 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 is given as to their operability or efficiency can be given.  
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**Super 1 Bedroom Apartment**  
Flat 1 Enderley Beach Road, Woolacombe, EX34 7AA

Asking Price

**£359,950**

- Lovely 1 Bedroom Apartment
- Super Views To The Sea
- Hall & Cloakroom
- Sitting Room & Sun Terrace
- Well Fitted Open Plan Kitchen
- Well Appointed En Suite Bathroom
- Dedicated Car Parking Space
- An Ideal Bolt Hole Retreat
- EPC: TBC

**Directions**

From Braunton Village centre proceed on A361 to Ilfracombe. Continue through Knowle village and past West Down. At Mullacott roundabout take first turning to Woolacombe. Continue on this road without turning off and this will take you down to Woolacombe. Pass Tranquility Park, on the right and continue down the hill. Look out for Western Rise, on the right, and Enderley will be seen on the right after a few hundred yards. If you pass The Royal Hotel, you have gone too far.

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or email braunton@phillipsland.com

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## Room list:

**Communal & Private Hall**

**Cloakroom**

**Living Room**  
4.59 x 3.80 (15'0" x 12'5")

**Kitchen**  
3.81 x 2.81 (12'5" x 9'2")

**Bedroom**  
3.90 x 3.42 (12'9" x 11'2")

**En Suite Bathroom**  
2.51 x 1.90 (8'2" x 6'2")

**Sun deck**

**Dedicated Car Space**

## Overview

This is a super opportunity to buy a lovely apartment situated to the edge of the ever popular coastal village of Woolacombe. The property forms part Enderley Apartments which is set away from the busy centre but still convenient to the beach. This pleasant ground floor apartment is offered in first class order and benefits from far reaching views to the beach, Morte Bay, on to Baggy Point and around to the open ground of Woolacombe Down. Only when you view can one really fully appreciate the lovely position and views on offer.

The apartment is easy to run and benefits uPVC double glazing and gas heating. The rooms are bright and well proportioned as the present owner has re arranged the accommodation so, not only is there a cloakroom, but the flow of the rooms has been improved.. There is a well maintained communal entrance hall and a private hall with a store cupboard. Here also, is the added and very useful, cloakroom. The living room has double doors leading out on to the lovely sun deck which takes full advantage of the outlook. From here you can see the hills opposite and the view swings around to Morte Bay, Baggy Point and on to the ocean beyond: a superb vista, indeed!

The living room opens to the kitchen which has been very well appointed with hob, oven and dishwasher. Here, again, the view stunning. The bedroom has a large built in wardrobe and there is access to the contemporary en suite bathroom. This has been very well fitted and is fully tiled. The white 3 piece contrasts well with the tiled floor and walls and the vanity top has a built in sink and storage.

There are no garden liabilities but the sun terrace offers a fine area to BBQ or just enjoy a glass of wine and watch the sun go down into the sea. To the side of the building is a dedicated car space and additional visitors' parking. Furthermore, there is a useful communal store area for surf boards etc.

This compact apartment really packs a punch and is sure to appeal to a wide circle of buyers. It would be ideal as an easy to look after 2nd home/ bolt hole retreat, or it could easily be run as a holiday home to tap into the strong income potential that Woolacombe offers. Alternatively, it could just as easily be a permanent home.

## Location

Woolacombe is a superb village which nestles nicely on the rugged north Devon coastline surrounded by National Trust land. Renowned for it's stunning and iconic sandy beach, which has been voted in top 10 best beaches in the world and No. 1 in the country. It's clean water is a draw for surfing enthusiasts and it now joins the likes of Malibu Beach as being a World Surf Reserve (WSR), the first UK beach to be awarded this accolade. It's miles of golden sands stretch south and merges with Putsborough Sands. It is a lively village with an array of amenities including chemist, Londis store, post office and pubs. There are restaurants, among them, Noel Corston, Michelin star.

Barricane & Combesgate beaches are close by whilst, going north, to the top of the hill, is the charming village of Morteheo. The South West Coast Path runs through the village and continues on south and north to Victorian Town of Ilfracombe. Here there are a very good range of shopping facilities and the award winning Landmark Theatre. Braunton village is just under 7 miles to the south where, close by, the further beaches at Croyde and Saunton. Here, there is also The Saunton Golf Club which has 2 Championship courses.

A further 5 miles from Braunton, is the main north Devon town of Barnstaple which has access to the M5, via The North Devon Link Road. The Tarka rail line connect to Exeter which picks up the main route to London.

## Services

All Mains Connected

## Council Tax Band

A

## EPC Rating

TBC

## Tenure

Leasehold on 999 year Lease, from 1989

£70 pcm maintenance charge

1/6th ownership of Freehold

## Viewings

Strictly by appointment with the

Braunton branch on

01271 814114

