

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is accepted 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 to their operation or efficiency or age.

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

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

## Directions

From Mullacott Cross roundabout from West Down take your first exit left signposted to Woolacombe and Mortehoe. Follow along the road for approximately 2 miles into the village of Woolacombe, turning left immediately after the public house called The Tides Inn. Continue for a short distance and at the junction turn left into Barton Road, continue for a short distance taking your first turning left just before Shirleys Newsagent. The road provides access to the rear of Barton Court Apartments. The designated parking space for Number 19 Barton Court is clearly numbered.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



**2 Bed Apartment, Close To Beach 'No Ongoing Chain'** Guide Price  
19 Barton Court, Barton Road, Woolacombe, EX34 7BA

**£249,950**

- 2 Bedroom Apartment
- PVC Double Glazing
- Walking Distance To Beach!
- Open Plan Kitchen/ Living Room
- Designated Parking Space
- Very Popular Location
- Bathroom
- NO ONWARD CHAIN
- EPC: D



## Room list:

### Hallway

3.65m x 0.95 (11'11" x 3'1")

### Kitchen/Living Room

5.44m x 3.58m narrowing to 2.69m (17'10" x 11'8" narrowing to 8'9" )

### Bedroom 1

3.5m x 2.64m (11'5" x 8'7")

### Bedroom 2

3.1m x 2.5m (10'2" x 8'2" )

### Bathroom

1.87m x 1.67m (6'1" x 5'5")

### Dedicated Parking Space

### Walking Distance To Woolacombe Beach

## Overview

This is a rare and excellent opportunity to acquire a second floor 2 bedroom apartment situated in the highly sought after seaside resort of Woolacombe Bay. The property is situated in a central position within the very heart of the village therefore, convenient to the shops and stores and within a few minutes walk to the superb 'sandy beach. This has been voted in the Top 5 best beaches in the country and in the Top 10 in the world! Therefore, one can understand the potential the property offers to gain a good income stream and we thoroughly recommend a full internal viewing to fully appreciate this lovely apartment.

The property is considered an ideal first time purchase opportunity or, alternatively, it would make a fine lock up and leave holiday home /bolt hole retreat having no garden liabilities. Furthermore, the property would be considered as a sound buy to let investment opportunity which would generate a sound and steady income stream. The property also has the advantage of having no ongoing chain therefore, it can be occupied with the minimum of delay.

Barton Court is accessed from Barton Lane, leading to a large open communal car parking area. From here, steps rise up to a communal entrance hall with staircase rising to the 3rd floor. Briefly, the accommodation comprises an entrance door which leads into the inner hall with useful alcove storage. The open plan Kitchen/Lounge/Diner is a good size room which allows for flexibility in arrangement of furniture and overlooks the front elevation looking onto the communal parking area. The kitchen comprises an electric cooker and hob, space for a washing machine, fridge-freezer along with plenty worktop space for kitchen prep and a very useful breakfast bench. There are two good sized bedrooms which would comfortably fit a double bed and each overlooks the rear elevation. The bathroom comprises a 3 piece white suite to include bath and low level WC.

## Services

Mains water, electric & drainage.

## Council Tax band

Band: A

## EPC Rating

D

## Tenure

### Leasehold

The property has the remainder of a 999 year lease granted on 24th June 1988.

Maintenance charge £50 PCM  
Ground rent £50 PER ANNUM

## Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Braunton  
branch on  
01271 811114



## Outside & Situation

There is a designated parking space reserved for flat 19, along with a small communal garden area located to the rear of the building with clothes drying rotary.

The property forms part of the Barton Court development located from Barton Road Road, and offers very easy access to the superb Blue Flag beach with its many miles of glorious sand, which connects to Putsborough Beach to the South.

The village offers a good level of amenities with a church, medical centre, post office, primary school, restaurants/pubs and a good number of local shops & stores. The village is surrounded by National Trust Land. Therefore, not only is the village a particular draw for the avid surfer but also the keen walker as there are many miles of stunning coastal walks via the South West Coastal Path.

A few minutes drive away is the town of Ilfracombe, which offers a further array of amenities including a cinema, the award winning Landmark Theatre and Tesco's Superstore. Barnstaple, the regional centre of North Devon, is situated to the south, and with access to the North Devon Link Road, provides a convenient route to the M5 motorway and its national road links. There is also the Tarka Trail to Exeter to the south, which connects to London (Paddington).