



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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 Braunton take the A361 to Ilfracombe. Continue through Knowle and past West Down. At Mullacott Roundabout take first exit. Continue along past the turning to Lee and after the sharp right bend, take the first right turn. Continue along this road, which gets narrow in parts, and go into Mortehoe. Follow the road around and then down towards Woolacombe. Adas Terrace will be parallel but set well off the the road, on the left hand side, opposite the church which is on the right. No.1 is the first house in the terrace with parking in front of the property.

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

Call 01271 814114
or email braunton@phillipsland.com

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A Rare Opportunity

1 Ada's Terrace, Mortehoe, Woolacombe, Devon, EX34 7DY

Offers In Excess Of

£240,000

- FOR SALE by INFORMAL TENDER
- 2 Bedrooms, 2 Bathrooms
- Off Road Parking To Front
- By MIDDAY on 15th DECEMBER
- Kitchen, Utility Room/ Lobby
- Tremendous Potential
- For Modernisation & Improvement
- Living Room With Bay Window
- EPC: Band D



.....FOR SALE by INFORMAL TENDER.....Bids to be received at our office before MIDDAY on MONDAY 15th DECEMBER 2025.....

This is a very rare opportunity to buy a 'bolt hole' retreat in one of north Devon's most sought after coastal villages. Although the property requires GENERAL MODERNISATION & IMPROVEMENT it offers tremendous potential to be a most comfortable home which will accommodate a number of uses and requirements. In order to apprciate what the property offers, we strongly reccommend a full viewing.

This stone built house has attractive rendered elevations with brick and window reveals and brick quoins to the corner elevation all under a slate tiled roof. The accommodation is arranged over 2 floors and has been extended to the rear. There is the benefit of gas central heating and UPVc double glazine virtually troughout. The small entrance hall has the stairs to the first floor and access to the front living room. Here there is a bay window which has a lovely outlook towards the church and around to the ocean. The kitchen is a good size and has a door up to the extended part of the house which comprises a useful utility room/lobby and ground floor bathroom. To the first floor are 2 bedrooms a nd a shower room.

The property backs directly onto protected, open land so there are fabulous open views from the rear as well as from the front. There is a small courtyard area which is accessed from the utility room/lobby where there is also access to the side access, which is ideal for storage. It is one of 7 other attractive house in the terrace which are set well back from the road and they over look the gardens to the front

Houses in Adas Terrace only come to the market once in a while, so this really is a rare opportunity. Once modernised, it would ideally make for a lovely holiday retreat with no garden liabilities but a very useful car space.

Services

All Mains Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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



Room list:

Hall

Living Room

4.83m max x 3.20m (15'10" max x 10'6")

Kitchen

3.99m x 2.62m (13'1" x 8'7")

Utility Room/ Lobby

3.91m x 1.52m 3.05m narr 0.76m (12'10" x 5' 10" narr 2'6")

Bathroom

2.97m x 1.80m (9'9" x 5'11")

First Floor Landing

Bedroom 1

399.29m max x 2.95m (1310 max x 9'8")

Bedroom 2

3.61m x 2.21m (11'10" x 7'3")

Shower Room

Outside Courtyard Space

Off Road Parking To The Front

Small Side Access To The Rear Lobby