



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 5
Southover
Springfield Road
Woolacombe
Devon
EX34 7BX

Guide Price: £280,000 Leasehold



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01271 866 699
ilfracombe@bopproperty.com

Flat 5, Southover, Springfield Road, Woolacombe, Devon, EX34 7BX

Beautiful one bedroom apartment offering a fantastic investment opportunity...



- Generating approx. £25,000 per year
- Breathtaking panoramic sea views
- Fantastic opportunity to acquire a coastal home
 - Generous living space
 - Allocated off road parking
 - Private balcony
- Located in the sought after village of Woolacombe
 - EPC: C
 - Council Tax Band: Exempt



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Beautiful one bedroom apartment offering a fantastic investment opportunity...

A beautifully positioned and generously proportioned one-bedroom ground floor apartment, enjoying far-reaching sea views, a private balcony, allocated parking and its own private entrance.

Perfectly suited as a holiday let investment, coastal bolthole or full-time home, the property offers spacious and versatile accommodation in the sought-after seaside village of Woolacombe. The property is currently being run as a holiday let, generating approximately £25,000 per annum.

A large entrance porch with built-in storage leads into the bright and spacious open-plan living area, where sliding doors open onto the private balcony and frame the wonderful sea views. The compact fitted kitchen provides a range of wall and base units, integrated fridge and washer/dryer, plus cooker.

A hallway leads to the three-piece family bathroom with shower over bath, followed by a generously sized double bedroom.

With its fantastic coastal outlook, private outdoor space, parking and excellent proportions, this is a superb opportunity to acquire a versatile property in one of North Devon's most popular seaside locations. The property is one of five apartments within the building.

Woolacombe is a highly sought after resort and is home to the award-winning sandy beach, which is a surfer's paradise.

The village itself offers a wide range of amenities including post office, popular pubs and restaurants and a variety of shops.

There is access to some of North Devon's superb and scenic countryside, including the picturesque village of Morteohoe which enjoys some fine scenery and coastal walks. Woolacombe adjoins Putsborough Beach, while other sandy beaches include Saunton and Croyde. Ilfracombe is an approximately 10-minute drive and homes shops, banks and two major supermarket chains, Tesco and The Co-operative. Ilfracombe also provides primary and secondary schools with the Ilfracombe Arts College offering a sixth form option. This delightful Victorian town is particularly renowned for its picturesque harbour and quayside as well as the promenade with the Landmark Theatre and pleasure gardens. The regional centre of Barnstaple is North Devon's historical capital and is approximately 11 miles away. Its acclaimed shopping precinct homes many brand name high street shops, banks and restaurants. Barnstaple Train Station connects to the inter-city rail network in Exeter. The North Devon Link Road A361 gives fast access to the M5 Motorway Junction 27 (Tiverton).

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Outside Private balcony enjoying stunning panoramic views across the surrounding coastline and rolling hills, providing a wonderful spot to sit back, relax and take in Woolacombe's beautiful seaside setting.

Agents Notes

This property is registered under Land Registry Title Number DN595066 with UPRN 10012113845 and is held on a Leasehold tenure. It falls under North Devon Council, with a Very Low flood risk, and is not located within a Conservation Area. The property is of traditional brick construction. Services include mains gas, water, electricity and sewerage. Parking is allocated, and the property's garden is the private balcony. The property is in Council Tax Band Exempt, with an annual charge of approximately £0, and has an EPC rating of C. There are no known building safety issues, and there are no planning applications affecting the property or neighbouring properties. Connectivity is good, with broadband speeds available of up to 80 Mbps, good mobile coverage across the major networks, and TV/satellite services available via BT and Sky.

The property is held on a 999-year lease, with 978 years remaining. The maintenance charge is £120 per month, payable monthly, with no service charge. Ground rent is £50 per annum.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

Proceed along the High Street with our office on your left hand side, continue through the High St. Pass both sets of traffic lights, bearing left at the roundabout leading on St Brannocks road continue along this road out of Ilfracombe until you reach the Mullacott Cross Roundabout where you take the right hand turning to Woolacombe. Continue down into the village of Woolacombe and just before the seafront you will see the Narracott Hotel on your right hand side. Turn right just after the Narracott into Sandy Lane. Proceed up this road and Springfield Road will be found on your right hand side. 5 Southover Apartment is on the left hand side.

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