



Bond
Oxborough
Phillips

Changing Lifestyles

10 Putsborough
Byron
Beach Road
Woolacombe
Devon
EX34 7FA

Guide Price: £260,000 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

10 Putsborough, Byron, Beach Road, Woolacombe, Devon, EX34 7FA



Luxury coastal living in the heart of Woolacombe...

- Luxury Two-Bedroom, Two-Bathroom Coastal Apartment
- Prime Position Moments from Woolacombe Beach
 - Private Balcony – Perfect for Relaxed Coastal Living
- Exclusive Indoor Heated Swimming Pool & Sauna
- On-Site Gym, Spa, Treatment Room & Games Room
 - Ideal Luxury Second Home, Coastal Retreat or Investment
 - EPC: C
 - Council Tax Band:

Imagine waking up just moments from the golden sands of Woolacombe Beach, enjoying a morning coffee on your private balcony before heading downstairs for a swim, a workout or a leisurely stroll along the shoreline. 10 Putsborough at Byron offers an exceptional coastal lifestyle, combining a beautifully presented contemporary apartment with impressive resort-style facilities in one of North Devon's most desirable seaside locations.

Positioned on the upper third floor, the apartment offers two bedrooms, two bathrooms and stylish open-plan living, creating a bright and welcoming space that is perfectly suited to relaxed coastal living. Finished in fresh, neutral tones with high-quality fixtures and fittings throughout, the property has been thoughtfully designed to offer both comfort and practicality. The private balcony provides a wonderful extension of the living space, ideal for a morning coffee, alfresco dining or simply unwinding with an evening drink. The apartment can also be available fully furnished by separate negotiation, offering the opportunity to enjoy it from day one.

Life at Byron extends far beyond the apartment itself. Residents and guests have access to an excellent range of exclusive on-site facilities, including an indoor heated swimming pool, sauna, gym, spa and treatment room, games room and concierge service. Whether it is an early morning swim, a relaxing sauna after a winter beach walk or a workout before exploring the coast, Byron provides the ingredients for a genuine year-round retreat.

The location is difficult to beat. Set directly on Woolacombe seafront, the beach, renowned surf, spectacular coastal walks and the village's selection of cafés, restaurants and amenities are all within easy reach. Spend summer days on the sand, explore the dramatic North Devon coastline or simply enjoy the slower pace of seaside life. Secure allocated underground parking, additional storage and passenger lift access provide further convenience, making this an effortless lock-up-and-leave coastal home.

Currently enjoyed as both a second home and successful holiday let, the property also presents an exciting opportunity for purchasers looking to combine their own enjoyment with income potential. With Woolacombe continuing to attract visitors throughout the year, the apartment is ideally positioned to appeal to those seeking memorable stays on the North Devon coast.

More than simply a holiday home, 10 Putsborough offers the chance to embrace the Woolacombe lifestyle – beach days, coastal adventures and resort-style relaxation, all from the comfort of your own seaside retreat.



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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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AGENT NOTES: The property is of brick and rendered construction and is registered under Land Registry Title Number DN736951, with UPRN 10094236401, and held on a Leasehold tenure. The lease is for 250 years from 1 January 2014 to 31 December 2264, with approximately 238 years remaining. The property falls under the relevant Devon local authority, has a very low flood risk and is not within a Conservation Area. Services include electric heating and mains water, drainage and services. The property benefits from secure allocated underground parking, additional storage and a private balcony. The property is currently recorded as Holiday Let/Accommodation/Short-Term Let, with the Council Tax Band shown as Deleted, and may therefore be subject to Business Rates depending on use and eligibility. The property has an EPC rating of C, with no known building safety issues or planning permissions relating specifically to the property. The service charge is currently £7,046 per annum, which includes maintenance of the communal and external areas, associated services and the building insurance contribution, and the annual ground rent is £250. The development is managed by Byron Management Company (Woolacombe) Ltd. Pets are permitted subject to written consent from the Management Company, with no stated restriction on holiday letting or Assured Shorthold Letting. Byron also offers an optional in-house holiday letting and management service, currently charged at 12% commission. Connectivity is good, with broadband speeds of up to 80 Mbps, mobile coverage available from EE, Vodafone, Three and O2, and TV/satellite services available through BT, Sky and Virgin.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Directions

From our Bond Oxborough Phillips Estate Agents office at 119 High Street, Ilfracombe, EX34 9EY, proceed out of Ilfracombe on the A361 towards Barnstaple. At Mullacott Cross roundabout, take the exit signposted Woolacombe and Morteheo and continue along the B3343 towards Woolacombe. Follow the road into the village and continue downhill towards the seafront. Byron will be found on the right-hand side at the junction of Beach Road and Sandy Lane. For access to the underground parking, continue just past Byron and turn right onto Sandy Lane, where the car park entrance will be found on the right.

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119 High Street

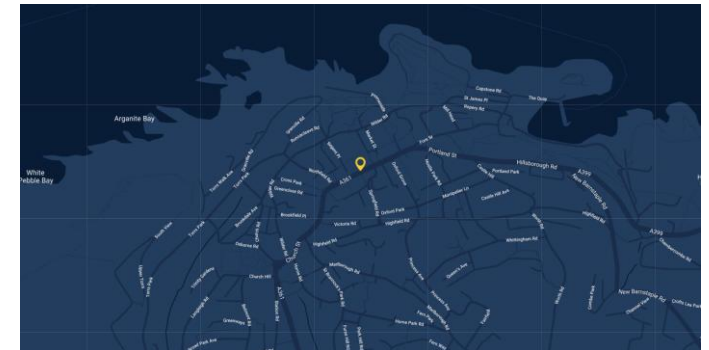
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