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Changing Lifestyles

Camascott
Mortehoe
Woolacombe
Devon
EX34 7ED

Guide Price: £399,950 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Camascott, Mortehoe, Woolacombe, Devon, EX34 7ED



Stunning 2-3 Bedroom Terraced Coastal Home in the Heart of Mortehoe with parking & garden...

- 2/3 Bedrooms
- Amazing sea views
- Allocated parking for 2 vehicles
- Centrally located
- 2 Bathrooms
- Lounge/Kitchen/Diner
- Private balcony
- Sunny garden
- EPC: C
- Council Tax Band: B



Occupying a prime position in the sought after coastal village of Mortehoe, this beautifully presented 2-3 bedroom terraced house offers the perfect blend of charm, comfort, and breathtaking scenery. Set within a peaceful yet central location, the property enjoys uninterrupted and amazing sea and hillside views, making it an ideal residence, coastal retreat or holiday investment.

The accommodation is arranged over two floors and boasts a light filled open plan lounge/kitchen/diner with direct access to a private balcony making it a perfect spot for morning coffee or evening sunsets, looking at greenery and the Bristol Channel. There are two generously sized double bedrooms with built in cupboards, and a third room that could serve as a study, snug, or additional bedroom with a bathroom leading off of this.



Mortehoe is a charming village known for its coastal walks and vibrant local community. Just a short distance from Woolacombe's award winning beach, this property offers a unique lifestyle opportunity in one of North Devon's most desirable coastal settings.

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Morethoe is a small seaside village just on the top of Woolacombe which is highly sought after resort and is home to the award winning sandy beach, which is a surfer's paradise. The village enjoys some fine scenery and coastal walks itself and offers a range of amenities including a post office, popular pub, fish and chip takeaway, and a team room. Woolacombe adjoins Putsborough Beach while other sandy beaches include Saunton and Croyde which are also close to hand. Ilfracombe is approximately 10 minute drive homes nationalized 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 Promenade with Landmark Theatre and pleasure gardens. The regional centre of Barnstaple is North Devon's historical capital and is approximately 11 miles away and it's 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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Internal Description

Main Entrance - UPVC double glazed door leading to;

Entrance Hall - Stairs to upper floor, understairs storage, radiator, storage cupboard with combination boiler location, UPVC to double to garden, doors leading to;

Bedroom Two - 8'8" x 10'2" (2.64m x 3.1m)

Partly glazed door, UPVC double glazed window to front elevation, radiator, double doors leading to built in cupboard.

Bathroom One - 10'8" x 4'5" (3.25m x 1.35m)

Sliding door, UPVC double glazed window to rear elevation, low level push button W.C, Vanity wash hand basin inset into work surface, bidet, shower cubicle, heated towel rail, cupboard with space for washing machine, airing cupboard, extractor fan.

Bedroom One - 11'2" x 10'2" (3.4m x 3.1m)

UPVC Double glazed window to rear elevation enjoying hillside and garden views, radiator, double doors leading to built in cupboard.

First Floor

Lounge/Kitchen/Diner - 14'9" x 18' (4.5m x 5.49m)

UPVC double glazed windows to rear elevation, UPVC door glazed doors leading to balcony with stunning hillside and sea views, radiator/mirror combined, loft access, kitchen a range of wall and base units, Belfast sink and a half plus drainer inset into work surface, space for additional appliances, island breakfast bar, hob, grill and oven, double sliding doors leading to;

Bedroom 3/Office - 8'9" x 9'10" (2.67m x 3m)

UPVC double glazed windows to front elevation with pleasant outlook, radiator, door leading to;

Bathroom Two - 8'8" x 10'2" (2.64m x 3.1m)

UPVC double glazed window to front elevation, panel bath, low level push button W.C, pedal stall wash hand basin, tiled splash backing, radiator, extractor fan, high level airing cupboard for storage,

Outside Outside, the landscaped rear garden offers a tranquil space to relax, admire views and take in the sunshine, backing onto open hillside. To the front, private parking is provided for two vehicles which makes it a rare and valuable feature in this location.

Agents Notes - This property is a traditional brick and stone construction with a slate tiled roof, located in an area with very low flood risk. It has direct connections to mains Electricity, Gas, Sewage and Water services. The property also has access to broadband services with estimated speeds as follows: Basic at 5 Mbps and Ultrafast at 1800 Mbps. Mobile service coverage is limited. Currently, there are no planning permissions in place for this property or nearby properties. The property involves a shared access with the 3 neighbouring properties to park and we understand it is the responsibility to pay a 25% share for the maintenance of the parking area.

All material information provided is intended for guidance only. While we strive to ensure accuracy, we cannot guarantee the completeness or reliability of the information. Prospective buyers and tenants are advised to conduct their own investigations and seek professional advice before making any decisions. We accept no liability for any inaccuracies or omissions in the information provided.

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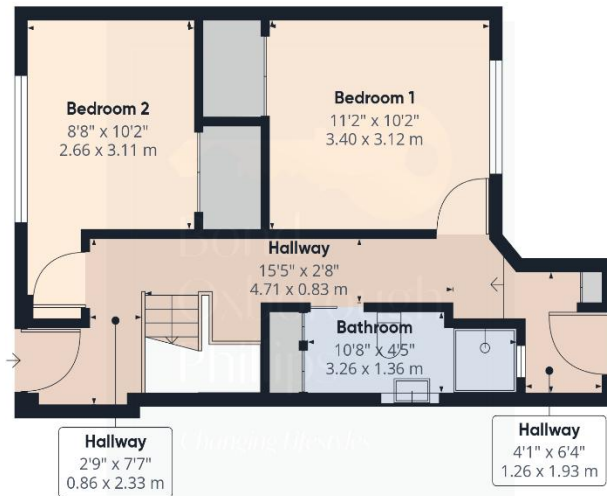


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Floor 0



Floor 1



Approximate total area⁽¹⁾

853 ft²
79.4 m²

Balconies and terraces

37 ft²
3.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Directions

From Ilfracombe head out of town and continue towards the Mullacott Cross roundabout take the third exit on to the B3343 signposted Woolacombe and Mortehoe, approx. one half miles on a left hand bend- turn right - signposted Mortehoe (just before Fortescue pub). Continue to follow the road to village and take the first turning on your right next to the post office onto North Morte Road where the property can be found on your left hand side with a 'For Sale' board clearly displayed.

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.

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We are here to help you find
and buy your new home...

119 High Street

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