



Flat 17
Barton Court
Barton Road
Woolacombe
Devon
EX34 7BA

Asking Price: £225,000 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Flat 17, Barton Court, Barton Road, Woolacombe, Devon, EX34 7BA

Modern comfort in the heart of Woolacombe – ideal home or holiday let...



- Two-bedroom apartment
- 400m from award-winning Woolacombe beach
 - Two double bedrooms
- Bright open-plan living space
 - Modern stylish kitchen
- Recently renovated bathroom
 - Allocated parking space
 - EPC: D
 - Council Tax Band: A



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An immaculately presented contemporary two-bedroom apartment offering the perfect blend of coastal lifestyle, comfort and convenience. Benefiting from private parking, this superb home presents an outstanding opportunity for first-time buyers, second-home owners or holiday let investors seeking a foothold in one of North Devon's most desirable seaside locations. Positioned in the heart of Woolacombe, the apartment is just a short 400-metre walk from the award-winning golden sands of Woolacombe Beach – widely regarded as one of the finest beaches in the UK. Whether it's morning swims, sunset strolls or days spent surfing, the coastline is quite literally on your doorstep, along with the village's vibrant mix of cafés, restaurants and local shops. Woolacombe remains a magnet for surfers, walkers and holidaymakers alike, celebrated for its relaxed atmosphere, breathtaking sunsets and strong sense of community. The surrounding coastline and countryside offer endless exploration, while nearby Ilfracombe, Croyde and Braunton provide further amenities and charm. For those who enjoy the outdoors, Exmoor National Park is within easy reach, offering dramatic moorland, wooded valleys and exceptional walking routes, while the North Devon coastline itself has earned international recognition as a World Surfing Reserve.

Inside, the heart of the home is a bright and well-designed open-plan living space, ideal for both relaxing and entertaining. The modern kitchen, stylishly renovated in 2023, features integrated appliances, generous storage and sleek worktops complemented by eye-catching splashbacks, with ample space for comfortable seating and dining. The apartment offers two well-proportioned double bedrooms, including a cosy and inviting room filled with natural light that comfortably accommodates a king-size bed, along with a slightly larger and highly versatile

second bedroom suited equally as a principal room, guest space or home office. Completing the accommodation is a recently renovated contemporary bathroom with fully tiled walls, vibrant accent detailing, a walk-in shower, WC and a stylish vanity unit.

We have been advised that the property benefits from a 999-year lease with approximately 964 years remaining, a ground rent of £50 per annum and a service and maintenance charge of £660 per annum.

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 Morteheo 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).

Main Entrance - Wooden doorway leading to:

Entrance Hall - 3'2" x 6'7" (0.97m x 2m)

Wooden-effect flooring, doors leading to:

Bedroom One - 8'7" x 11'3" (2.62m x 3.43m)

UPVC double-glazed window to side elevation.

Bedroom Two - 7'11" x 10'1" (2.41m x 3.07m)

UPVC double-glazed window to side elevation, wooden-effect flooring.

Bathroom - 6'1" x 8' (1.85m x 2.44m)

Wooden-effect flooring, low-level flush button WC, double shower cubicle with shower above and handheld shower attachment, extractor fan, wash hand basin with storage unit below and to the side and vanity mirror above, storage cupboard housing immersion water heater and electrical fuse board.

Open-plan Kitchen/Lounge/Diner - 11'8" x 17'9" (3.56m x 5.4m)

UPVC double-glazed window to side elevation, wooden-effect flooring, range of wall and base units, granite-effect countertops, space for fridge freezer, space and plumbing for washing machine, sink and drainer inset into countertops, panelled splashbacking, Beko electric oven, 4-ring Candy induction hob with extractor fan above.

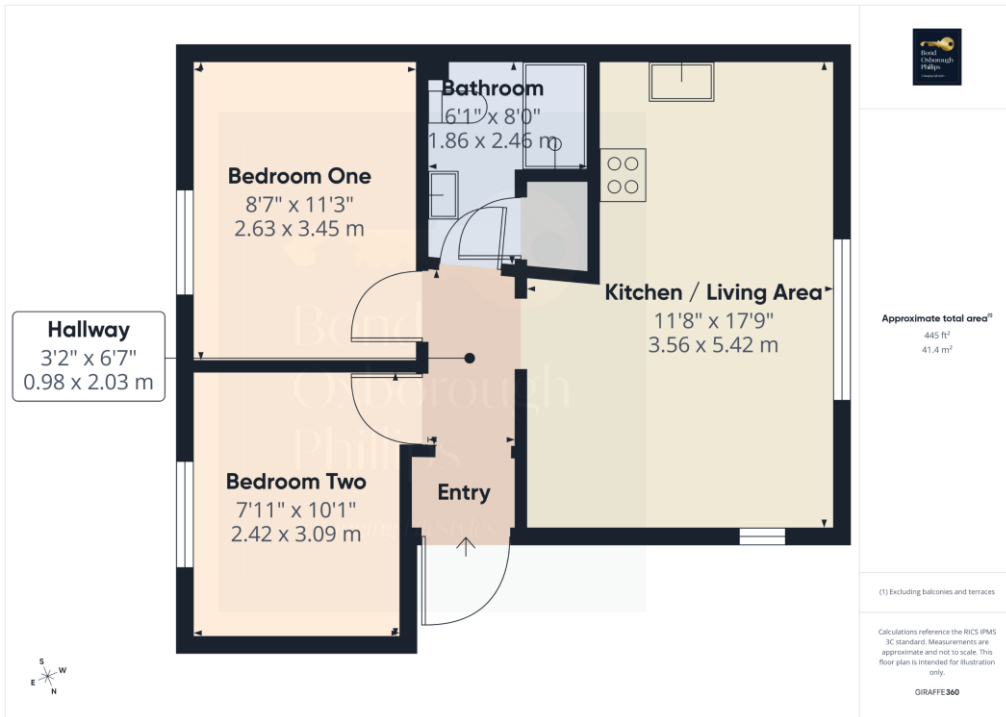
AGENT NOTES - This property is registered under Land Registry Title Number DN284059 with UPRN 100040272872 and is held on a Leasehold tenure. The lease is for 999 years from 24 June 1988, expiring on 24 June 2987, with approximately 961 years remaining. It has a floor area of approximately 495 sq ft (46 sq m) on a plot of about 0.06 acres and falls under North Devon Council, with a flood risk recorded as Very Low, and it is not within a Conservation Area. Services include electric heating, mains water, and mains drainage. Parking is allocated/private parking, and there is no outside space. The property is in Council Tax Band A and has an EPC rating of D. There are no known building safety issues, and there is no current planning permission or applications in place relating to the property. The property benefits from a long lease with a ground rent of £50 per annum and a service and maintenance charge of £70 per month (£840 per annum), reviewed annually in April, with insurance inclusion TBC. The management company is Barton Court Shops Limited, and any additional rights, covenants, or restrictions remain TBC. Connectivity is good, with broadband speeds available up to 900 Mbps (Ultrafast), mobile coverage reported as good across EE, Vodafone, Three, and O2, and TV/satellite services available via BT, Sky, and Virgin Media.

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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.

Directions

With our office on your left-hand side, proceed out of town on the main A361 signposted Barnstaple. At the Mullacott Cross roundabout, take the right-hand exit signposted Woolacombe & Morteohoe and follow this road for approximately 3.5 miles towards the centre of Woolacombe village. Upon entering the village, proceed down the hill (Beach Road) and take the first left-hand turn opposite the new Byron Development. Follow this road down crossing the crossroads and continue along, taking the sharp left-hand bend into Barton Road. Follow this along, heading towards the top of the road, and take the second left turning onto Barton Court where an allocated parking space is located.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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