



Bond
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Changing Lifestyles

Flat 7
Bluestone Point
North Morte Road
Mortehoe
Woolacombe
Devon
EX34 7EN

Guide Price: £375,000 Share of Freehold

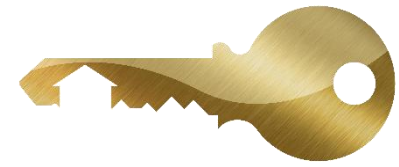


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01271 866 699
ilfracombe@bopproperty.com

Flat 7, Bluestone Point, North Morte Road, Mortehoe, Woolacombe, Devon, EX34 7EN

Beautiful 3 bed apartment with stunning coastal views...



- Tranquil village setting with strong community
 - Stunning sea views from balcony
 - Open-plan layout with high ceilings
- Modern kitchen with integrated appliances
 - Three bathrooms
 - Main bedroom with en-suite
- Designated parking space included
- Plenty of storage throughout property
- Variety of walking and cycling routes nearby
 - EPC: B
 - Council Tax Band: E



Occupying a prime top-floor position and enjoying breathtaking panoramic sea views, this beautifully presented three-bedroom apartment offers spacious and versatile accommodation, lift access, allocated parking and is available with no onward chain.

The heart of the home is an impressive open-plan kitchen, dining and living space, thoughtfully designed for modern living and entertaining. Large windows and patio doors flood the room with natural light while perfectly framing the stunning coastal outlook. The doors open onto a private balcony, creating an ideal spot to enjoy morning coffee, al fresco dining or simply watch the ever-changing sea views.

A striking spiral staircase rises to a spectacular mezzanine principal bedroom suite, offering a unique and characterful retreat. This superb space features a modern en-suite bathroom, fitted storage and a cosy seating area, all benefiting from elevated views across the coastline.

There are two further generous double bedrooms on the main level, including a guest bedroom with its own contemporary en-suite shower room and direct access onto the balcony. A stylish family bathroom and useful storage cupboards complete the accommodation.

Externally, residents benefit from an allocated off-road parking space together with visitor parking within the communal grounds.

Combining exceptional coastal views, spacious accommodation and contemporary comfort, this outstanding apartment would make an ideal permanent residence, lock-up-and-leave holiday home or investment opportunity on North Devon's sought-after coastline.

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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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Agents Notes - This property is a traditional brick, block and mortar construction beneath a slate and lead roof. It is registered under Land Registry Title Numbers DN519304 and DN509827 with UPRN 10000487101 and is held on a Leasehold tenure. The lease commenced on 3rd March 2005 for a term of 999 years from 29th September 2004, expiring on 29th September 3003, with approximately 977 years remaining. The property extends to approximately 1,442 sq. ft. (134 sq. m.) and occupies part of a wider site extending to approximately 0.32 acres. It falls under North Devon Council, with a very low flood risk recorded and is not situated within a Conservation Area. Services include mains electricity, mains gas, mains water and mains drainage, with heating provided via a gas central heating system and electric heaters serving the communal areas. The property benefits from one allocated parking space, with outside space to be confirmed. It falls within Council Tax Band E, currently charged at approximately £3,229 per annum, and has an EPC rating of B. There are no known building safety issues and no current planning applications or planning history affecting either the property or neighbouring properties. The property is managed by Turners Property Services and is subject to an annual service charge of £1,728 (£144 per calendar month), which includes the ground rent and buildings insurance contribution. There are no known restrictive covenants affecting the title. Connectivity is excellent, with broadband speeds available up to 1,800 Mbps, mobile coverage available through EE, Vodafone, Three and O2, and television services available via BT, Sky and Virgin Media.

Outside A balcony to the front of the property enabling refreshing sea and countryside views.

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Directions

From Ilfracombe head out of town and continue towards the Mullacott Cross roundabout. Take the third exit onto the B3343 signposted Woolacombe and Morteheo. After approx. 1.5 miles on a left-hand bend, turn right - signposted Morteheo (just before Fortescue pub). Continue to follow the road to the village and take the first turning on your right next to the post office onto North Morte Road. Continue to follow the road down; the road will become narrow - continue along road. Bluestone Apartments will be found shortly on your right-hand side, with visitors' parking on the left.

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

| | |
|--------|--------|
| ← 82 B | ← 82 B |
|--------|--------|

Floor 0

Approximate total area⁽¹⁾
1610 ft²
149.5 m²

Balconies and terraces
88 ft²
8.2 m²

Reduced headroom
137 ft²
12.8 m²

Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

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Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.

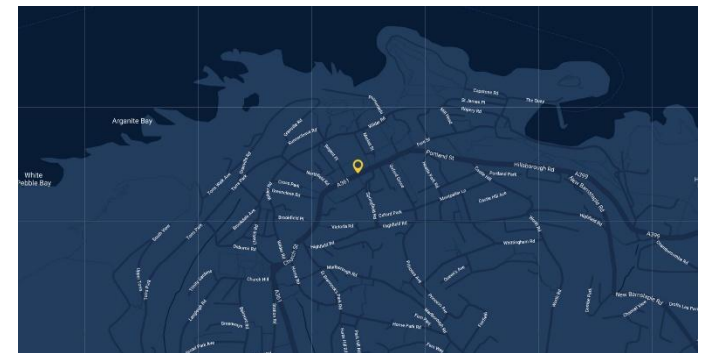


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