

61 Willingcott Valley
Woolacombe
Devon
EX34 7HN



Offers over: £200,000 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

61 Willingcott Valley, Woolacombe, Devon, EX34 7HN

3 bedroom semi-detached holiday home....



- 3 Bedrooms
- Countryside views
- Private parking
- Holiday investment
- Two ensuite
 - W.C
- Council tax band: B
- EPC: G



A well-presented three bed semi-detached characterful holiday cottage located in the beautiful surrounds of Willingcott Valley and Golf Course. This cottage offers double glazing, two double bedrooms and one single, two ensuite shower rooms, family bathroom, a spacious open plan diner / lounge, beamed ceilings, downstairs W.C and lovely views across the countryside and golf course.

This property has a lot to offer those looking for a holiday home investment /second home. This type of property is simply for holiday let only and not full residential.

Ever dreamed of having a holiday home close to the sea? Then this property is certainly one for you to come and see. Give us a call on 01271 866699 to avoid disappointment.

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 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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Main Entrance - UPVC double glazed door leading to;

Hallway - Stairs to upper floor, wooden style flooring, wooden exposed beams, door to useful storage cupboard housing boiler supplying hot water and central heating, doors leading to;

Open plan

Lounge - UPVC double glazed window to front elevation, wooden style flooring, radiator.

Dining Room - UPVC double glazed window to side elevation, wooden style flooring, radiator, leading to;

Kitchen - UPVC double glazed window to rear elevation, wooden style flooring, down lighters, range of wall and base units with surface over, stainless sink and drainer, space and plumbing for dish washer, washing machine, electric Beko oven with 4 ring induction hob and hood over, door leading to larder cupboard, tiled style flooring.

W.C - UPVC double glazed opaque window to front elevation, low level push button W.C, wash hand basin, tiled splash backing, tiled flooring.

Landing - Loft access, doors leading to;

Bedroom Three - UPVC double glazed window to rear elevation, radiator.

Bedroom Two - UPVC double glazed window to side elevation, built in wardrobes, radiator, door leading to;

Ensuite Shower Room - Shower cubicle, wash hand basin, heated towel rail tiled splash backing, tiled flooring.

Bedroom One - UPVC double glazed window to front elevation, built in wardrobe, radiator, door leading to;

Ensuite Shower Room - UPVC double glazed opaque window to front elevation, shower cubicle, wash hand basin, tiled splash backing, tiled flooring, heated towel rail.

Bathroom - UPVC double glazed opaque window to front elevation, three piece suite comprising of; panel bath with shower over, wash hand basin, low level push button W.C., tiled flooring, splash backing.

Storage cupboard - Useful storage cupboard.

Outside To the front of the property there is a grass area suitable for picnic table and chairs, overlooking the grounds, communal park and countryside. To the rear of the property there are designated parking spaces.

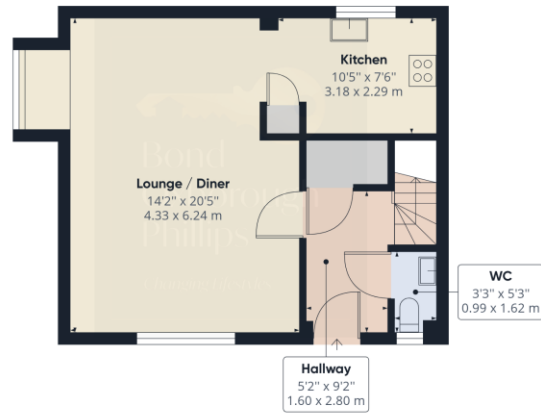
Leasehold Information - 992 years left on lease. Ground rent is £25 per annum and site fees are approximately £1750 per annum.



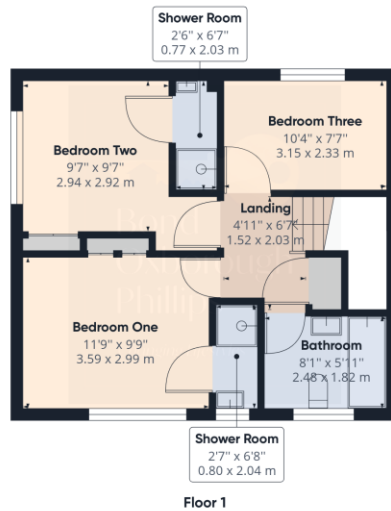
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Approximate total area⁽¹⁾
916.31 ft²
85.13 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Directions

From our office of your left-hand-side, proceed out of town passing through both sets of traffic lights and take the left-hand turning onto St. Brannocks Road upon reaching the mini-roundabout. Continue along this road in the direction of Barnstaple and on reaching Mullacott Cross roundabout take the third exit signposted Woolacombe. Follow this road for approximately two miles until sighting a left turning signposted Willingcott Golf Club on the left. Continue along this lane taking the second left hand turning into Willingcott Valley. Continue along the road, where the property can then be found towards the bottom of the park, second property on the right hand side of the communal car park.

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.