



# turners



## Willingcott Valley Valley

Woolacombe, EX34 7HN

Asking Price £120,000

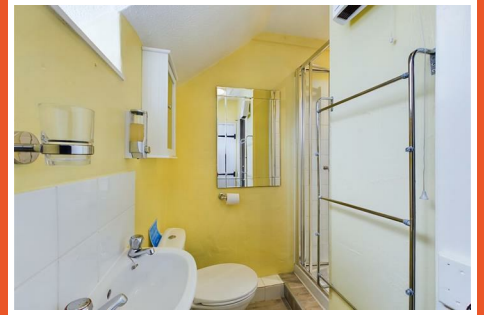




# 2 Willingcott Valley Valley

Woolacombe, EX34 7HN

Asking Price £120,000



This one bedroom, end of terrace cottage is located on Willingcott Valley Holiday Village, a short drive from Woolacombe Bay. The cottage provides the opportunity for a sound holiday let investment, as well as a bolt hole holiday home to enjoy. Internally, the property makes good use of the space available and features a fitted kitchen, open plan living spaces and exposed timber beams. The park itself has a seasonal, heated, outdoor swimming pool, club house and parking. The location is ideal, close to a multitude of award winning beaches, the South West Coast Path and Exmoor National Park.

North Devon has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

## Entrance

There is ample parking upon entry to the Holiday Village. Number 2 is located through a small archway, on your right hand side, leading into a courtyard. Follow the alleyway down to the end and the front door is on your left hand side at the end of the terrace.

## Kitchen/Living Room

17'11" x 8'10" (5.47 x 2.70)

Entering via the front door, you first encounter the open plan kitchen and living area. The dual aspect room allows for views over the rear of the property. The kitchen is functional and features base level units, inset stainless steel sink, tile splashback and tiled flooring. The living room has ample space for a

small sofa and dining room table and chairs. The stairs lead to the first floor and all other rooms within the property.

## Bedroom

11'4" x 9'1" (3.46 x 2.79)

A well proportioned master bedroom, with added convenience of a raised double bed allowing for extra storage underneath. The window to the rear elevation looks out over the surrounding area and lets natural light pour into the space. There is space for all associated bedroom furnishings.

## Shower Room

6'7" x 3'2" (2.02 x 0.97)

At the top of the landing the bathroom is immediately in front of you. There is a cupboard to

the left that houses the immersion tank and offers additional storage space. The bathroom features an enclosed shower unit, WC and porcelain sink. The raised window to the front elevation allows for natural light. Other features include laminate flooring and extractor fan.

### Agents Notes

We have been informed by the vendor of the following: Electric, water and sewerage are all mains connected.

There are 958 years remaining on the current 999 yr lease.

Park rules allow: No pets, no alterations, no permanent residency.

The service/maintenance charge is £2,563.50 per annum, this is reviewed annually.

To comply with the property misdescriptions act we must inform all prospective purchasers that the

measurement are taken by an electronic tape measure and are provided as a guide only, they should not be used as accurate measurements. We have not tested any mains services, therefore prospective purchasers should satisfy themselves before committing to purchase.

### Directions

Proceed from our office in a westerly direction heading out of town on the main A361 sign posted Barnstaple. At Mullacott Cross roundabout take the right hand exit sign posted Woolacombe and Morteheo and follow this road for approximately one and a half miles. At turnpike cross bear off left sign posted Croyde and follow this road down to the bottom and on the sharp hairpin bend take the second turning left sign posted Spreacombe. Turn immediately left again into the entrance of Willingcott Valley and proceed down the drive and turn right into the large car park.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

