



5 Channel View



Local Beaches Nearby
Village Centre/Shops Nearby
South West Coast Path Nearby
Woolacombe/Croyde 10 minutes

A tastefully modernised & well presented detached chalet residence with sea views

- Large Porch, Entrance Hall
- Sitting Room, Dining/Bedroom5
- Kitchen/Breakfast Room
- Shower Room, Rear Lobby
- 4 Bedrooms, Bathroom
- Double Glazing, Gas C. Heating
- Garage, Workshop, Parking
- Easily Maintained Garden
- Fine Sea Views Towards Wales
- Ideal 1st/2nd Home. No Chain.
- Currently a Thriving Holiday Let

£499,950

SITUATION AND AMENITIES

At the end of a quiet cul-de-sac within level walking distance of the Mortehoe Village with its Pub, Post Office and Village Store. A mile further will bring you to Woolacombe with wide choice of Pub's, Café's, shops and not forgetting its award winning surfing beach with local surf school. Perfect for keen walkers, the entrance to the coastal path is just a stone's throw where you can enjoy breath-taking views across the sea to Lundy Island. Rockham Bay a secluded beach with rock pools, Morte Point with its spectacular views and the walk to Lee bay are all popular choices.

DESCRIPTION

This detached chalet style residence presents painted rendered elevations with double glazing beneath a tiled roof. We understand that the property was originally built in the 1960's but was completely and very tastefully modernised over the last four years and since April 2018 has operated as a holiday let with an estimated turnover of £15,000 - £20,000 per annum. The accommodation is well presented, versatile and needs to be viewed internally to be fully appreciated. On the ground floor there is a generous entrance porch with fitted seating and coat space. Entrance Hall with wood effect flooring, cupboard understairs, further storage cupboards and half glazed door to; Rear Lobby. Shower/Cloak Room with cubicle WC, wash hand basin, tiled walls, wood effect flooring and heated towel rails. Sitting room a bright double aspect room with sea views, feature fireplace with fitted gas fire box stove. Kitchen/Dining Room a double aspect room with sea views, also with French doors to sun deck.

The kitchen is in a grey and wood effect theme incorporating 1 ½ bowl moulded sink, appliances include integrated dish washer, fridge, freezer, double oven, hob and extractor fan. There is oversized tiled flooring and open arch way to Dining area. Bedroom 5/separate dining room with a range of built in cupboards to one wall. First floor Landing, trap to loft space. All bedrooms enjoy sea views. Bedroom 4 is currently arranged as a sitting room. Shower room with cubicle, pedestal wash basin, low level WC, shaver point, medicine cabinet, wood effect flooring.

OUTSIDE

Access is through a pillared entrance over a brick paved driveway leading to integral garage with electric roller door, plumbing for washing machine, space for tumble dryer, Vaillant wall mounted gas fired boiler for central heating and domestic hot water. Internal door to hall. The front garden is lawned with outside water tap, side access to rear garden which has been landscaped with ease of maintenance in mind, is level there is a terrace from which there are fine sea views. Areas of astro turf a raised deck all enclosed by walls and fencing. There is a good sized lean to, work shop, discreetly placed with power and light connected.

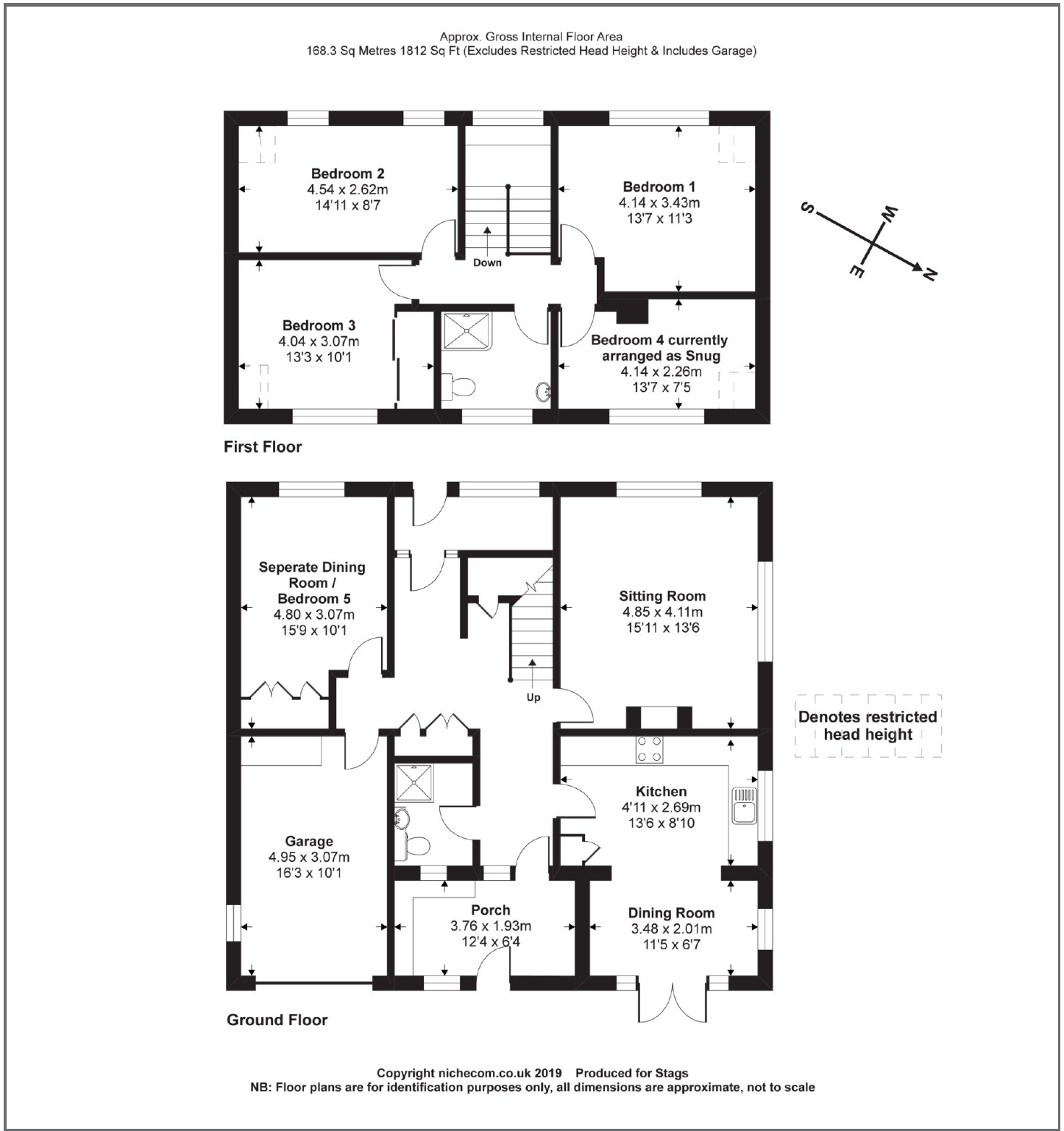
SERVICES

All main services.

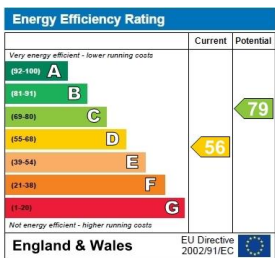
DIRECTIONS

At the centre of Mortehoe Village, turn into North Morte Road which is immediately in front of the Post Office continue for about 1/3 mile and Channel View is at the end on the right. Continue in to the cul-de-sac and the property is at the far end.





These particulars are a guide only and should not be relied upon for any purpose.



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