



House 1, Lee Bay Gardens



# House 1, Lee Bay

Lee Bay, Devon, EX34 8LR

Coastal Location Woolacombe 5 miles Barnstaple 14 miles

Ready for occupation - A stunning newly built four bedroom detached bungalow, combining contemporary style and comfort in the highly desirable coastal setting of Lee Bay with fine sea views

- STAMP DUTY INCENTIVE\*
- 4 bedrooms
- 2 ensembles
- Allocated parking
- Freehold with service charge
- Detached Bungalow
- Open Plan Kitchen/Dining Area
- Family bathroom
- 10 year structural warranty
- EPC & Council tax band TBC

## Guide Price £1,175,000

### STAMP DUTY INCENTIVE

A coastal move with Stamp Duty savings.

For a limited time, Acorn Property Group is offering a Stamp Duty contribution\* on selected homes at Lee Bay, giving you extra support when purchasing your new home by the sea. With beautifully designed homes in an exceptional coastal setting, now is the perfect time to discover life at Lee Bay.

\*Terms & conditions apply, available on selected plots only and not in conjunction with any other offer. Speak to our sales team for information.

### SITUATION

Lee is a picturesque coastal village on North Devon's dramatic coastline, home to a charming church, village hall, gallery and gift shop, and the welcoming Grampus pub. The beach and bay are just a short stroll away, with countless scenic walks beginning right in the village. Nearby, Woolacombe boasts its famous three-mile stretch of golden sand, while Exmoor's rugged coastline and wild moorland are within easy reach. Barnstaple, is around a 30-minute drive, offering rail connections to London and access to the M5 via the A361.



## THE DEVELOPMENT

Lee Bay Gardens is a stunning coastal collection of sixteen 1, 2 & 3 bedroom apartments and duplexes, three 4 bedroom houses and a 4 bedroom bungalow. These beautiful homes have been designed to offer exceptional living, featuring high quality specification and easy access to the beach. Both the houses and apartments will enjoy access to beautiful, large communal landscaped gardens. The National Trust have also acquired land adjacent to the scheme with plans to reinstate a National Trust car park with facilities built to enhance the village for residents and visitors.

## DESCRIPTION

House 1 is a stunning detached, 4 bedroom single-level home featuring an expansive open plan kitchen/dining/living area with integrated appliances and additional breakfast bar. The home includes 4 bedrooms, each designed with full height windows to allow plenty of natural light to flow through the rooms, with en-suite bathrooms in both Bedroom 1 and Bedroom 2 plus a modern family bathroom.

## SPECIFICATION

- A range of Integrated Appliances
- Flooring throughout
- White Sanitary Ware
- Thermostatic Shower
- Heated Towel Rail in bathroom and en-suite
- Solar PV Panels
- Ground Source Heating - each house has a dedicated borehole.

## OTHER CONSIDERATIONS

Service Charge payable - Cost TBC.

Broadband speed up to 115 Mbps. Mobile coverage with Vodafone and EE likely.

Some photos have been staged using AI and CGI.

## VIEWINGS

Strictly by appointment only through Stags Barnstaple office 01271 322833.

## DIRECTIONS

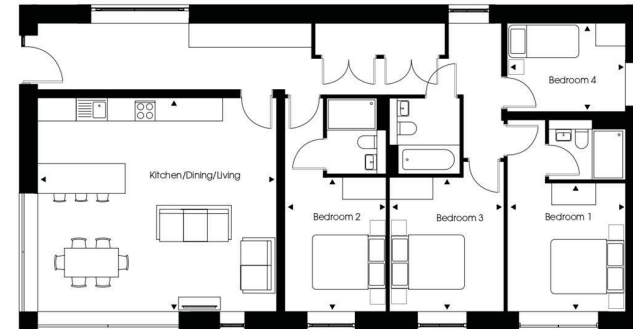
At the Mullacott Cross roundabout, take the Woolacombe/Mortehoe turning. After approximately 1½ miles look out for a fairly inconspicuous turning to the right, where there is a sign for 'Lee/Lincombe'. Continue down this lane, at the next junction turn left toward Lee village. Proceed into the village, passing the church on your left and carry on as if you are heading for the beach. Shortly before the beach is the site of the former Lee Bay Hotel, where the development is under construction.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



### 1 LEE BAY GARDENS



<b>Kitchen/Dining/Living</b> 7.0m x 5.9m	23' 12" x 19' 4"	<b>Bedroom 2</b> 3.3m x 3.3m	10' 10" x 10' 10"	<b>Bedroom 4</b> 3.2m x 2.4m	10' 6" x 7' 10"
<b>Bedroom 1</b> 3.5m x 3.2m	11' 6" x 10' 6"	<b>Bedroom 3</b> 3.7m x 3.2m	12' 2" x 10' 6"		

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