

Apartment 5

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Lee Bay Gardens, Lee Bay,, EX34 8LR

Coastal Location Woolacombe 5 miles Barnstaple 14 miles

An elegant 2 bedroom ground floor apartment, thoughtfully designed to balance comfort and contemporary coastal living.

- STAMP DUTY INCENTIVE*
- 2 double bedrooms
- En-suite to bedroom 1
- Allocated parking
- Share of Freehold with service charge
- Ground floor apartment
- Open plan kitchen/dining/living area
- Modern bathroom
- Underfloor heating
- EPC & Council tax bands TBC

Guide Price £695,000

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 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

Apartment 5 at Lee Bay is an elegant ground floor apartment offering two generous double bedrooms, thoughtfully designed to balance comfort and contemporary coastal living. The bright open-plan kitchen, dining and living space provides a welcoming hub of the home, perfectly positioned to enjoy views across the beautifully landscaped communal gardens and surrounding scenery. The principal bedroom benefits from a stylish en-suite shower room, while a separate contemporary bathroom serves the rest of the apartment. A separate services cupboard adds practical convenience, alongside a fully fitted kitchen with integrated appliances.

Energy-efficient underfloor heating and a ground source heat pump ensure year-round comfort.

With allocated parking and the sea just a stone's throw away, this apartment presents an ideal opportunity for a relaxed coastal lifestyle.

OTHER CONSIDERATIONS

Underfloor heating
Ground source heat pump
Service Charge payable.
Build Completion Anticipated Summer/Autumn 2026.
The internal photos are to show the internal finish only and are taken from a similar property. Some photos have been created using CGI.

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.

VIEWINGS

Strictly by appointment through the Stags Barnstaple office 01271 322833.



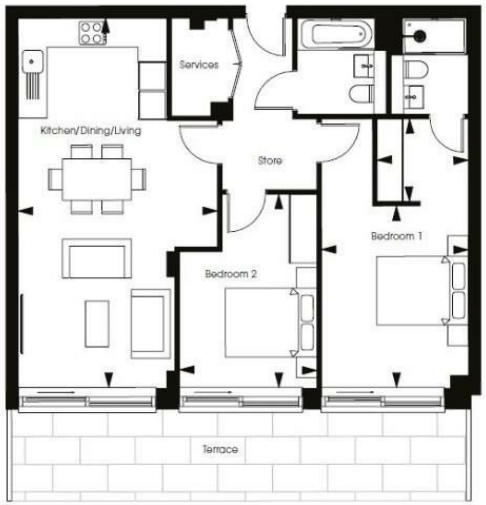




APARTMENT 5 - Two Bedrooms

Ground Floor





Kitchen/Dining/Living		**Bedroom 1 Dressing area**	
8.1m x 4.3m	26' 7" x 14' 1"	2.0m x 1.8m	6' 7" x 5' 11"
Bedroom 1		**Bedroom 2**	
4.0m x 3.2m	10' 6" x 9' 2"	4.2m x 3.0m	13' 9" x 9' 10"

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.

STAGS

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