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Westbourne Villas, Wilder Road

Ilfracombe, EX34 8AD

Price Guide £160,000

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- Two bedroom top floor apartment
- Lift access
- Stylish open plan living
- Holiday lets aren't permitted
- Pets are allowed on request
- Perfect for investors or first-time buyers
- Short walk to Ilfracombe Harbour
- Close proximity to local amenities and transport routes

Property Description

Located within close proximity to the heart of Ilfracombe High Street and its scenic and bustling harbor, this well-presented top floor apartment presents an excellent opportunity for first-time buyers, investors or those seeking a convenient coastal home. Offered to the market with no onward chain, the property combines modern apartment living with secure and practical features including lift access, locked gated entry and a pleasant communal courtyard area.

The apartment offers spacious and well-proportioned accommodation throughout, centered around a large open plan lounge, kitchen and dining area that creates an ideal space for both relaxing and entertaining. The living area is further enhanced by a Juliet balcony, allowing plenty of natural light to flood the room while adding to the airy feel of the property. The kitchen is thoughtfully arranged with ample worktop and storage space, complementing the sociable layout of the apartment.

There are two generous double bedrooms, with the principal bedroom benefitting from a modern three-piece en-suite shower room. A separate three-piece family bathroom serves the remainder of the accommodation, while multiple built-in storage cupboards throughout the apartment provide excellent practicality and additional convenience.

Externally, residents benefit from a secure communal entrance with locked gated access, lift service to all floors and access to a well-maintained communal courtyard. The property is ideally situated within a short walk of local shops, supermarkets, cafés, restaurants and everyday amenities, as well as local transport routes providing ease of access to surrounding areas.

Combining a sought-after location with spacious accommodation and secure modern living, this chain-free apartment offers versatility and convenience in equal measure, making it a superb choice for investors, first-time buyers or those looking for a lock-up-and-leave coastal property.

Location

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and 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.

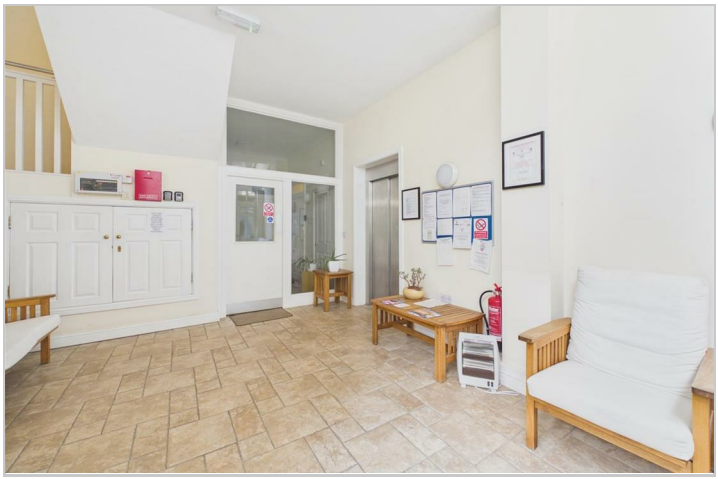
Agent Notes

-The current lease is 999 years with 979 remaining
- The annual service charge is £1672.54 and has a ground rent of £50 per annum
- Holiday letting is not permitted in the block although residential letting is
-Pets are allowed but do require consent

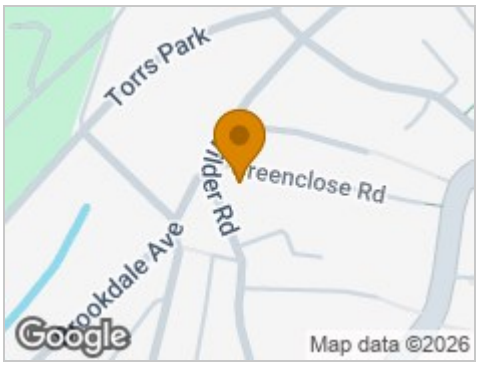
Directions

From our office head towards Meridian Place until you reach the first set of traffic lights where you'll turn right onto Northfield Road. At the next set of lights, turn left onto wilder road and in 384ft turn left again onto Greencllose Road where you will find the property on the left hand side.

What3words: times.overt.cared



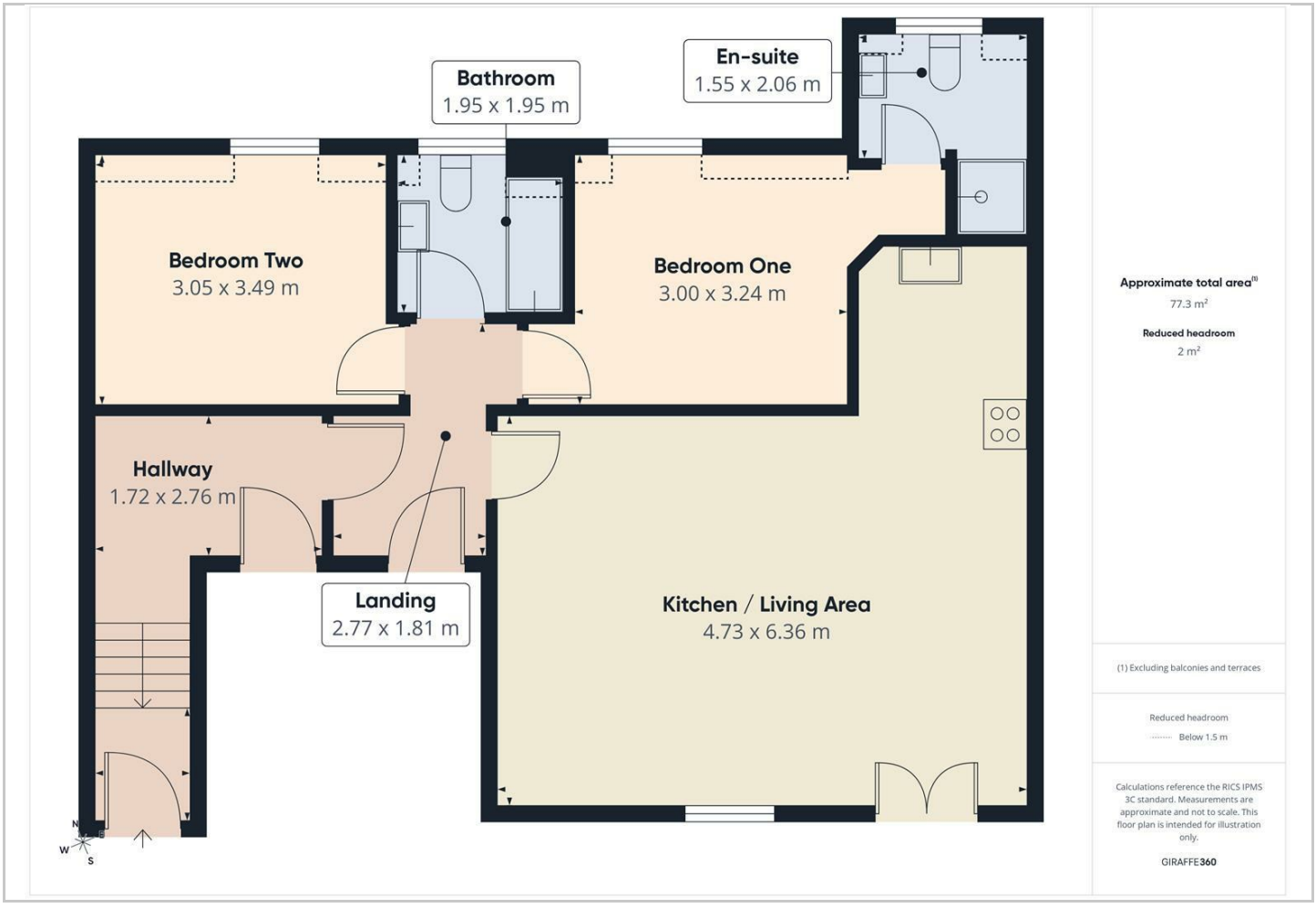
Road Map



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.

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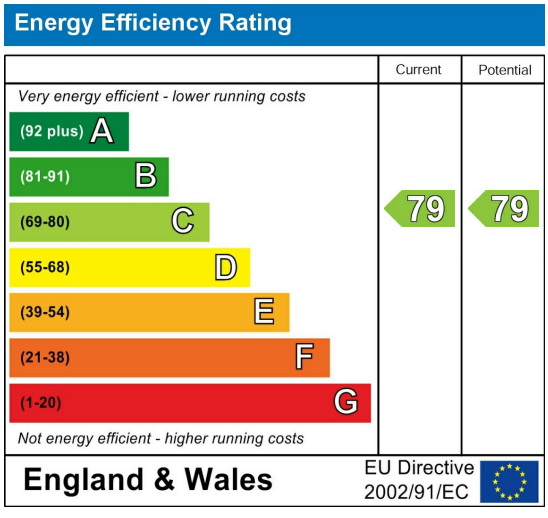
Energy Efficiency Graph