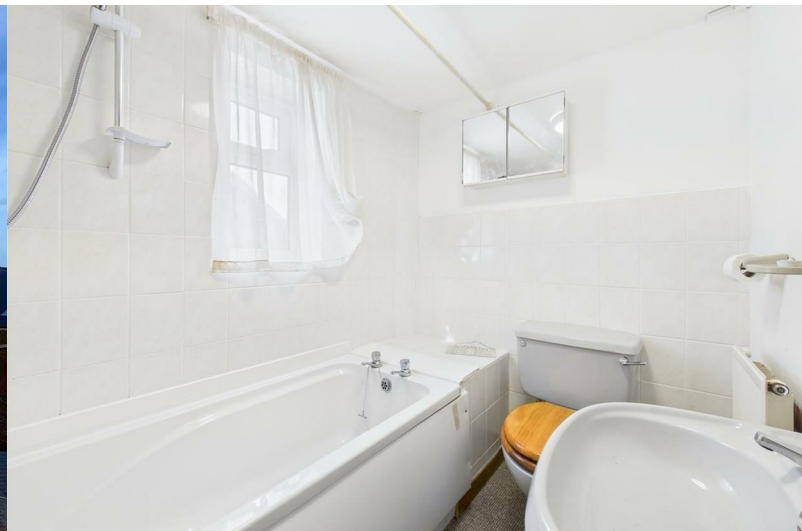
turners

High Street

Ilfracombe, EX34 9DF

Price Guide £64,500

2 1 1 D



High Street

Ilfracombe, EX34 9DF

Price Guide £64,500

Property Overview

This well-proportioned property offers great accommodation with a generous open-plan kitchen/living space, two double bedrooms and three piece bathroom.

The main open plan living space provides ample room for lounge and dining furniture, with dual-aspect secondary glazed sash windows allowing plenty of natural light to flood in, with feature fireplace.

The kitchen is fitted with matching wall and floor units, a circular dual sink, electric hob with fan oven and space for a fridge and freezer. There is also an intercom system providing access to the property.

A long entrance hallway provides access to the accommodation and benefits from newly fitted carpeting, a built-in storage cupboard and wall-mounted gas radiator.

Both double bedrooms are well proportioned, with secondary glazed sash windows enjoying impressive coastal views. The second bedroom also benefits from a built-in wardrobe which could be used as a utility cupboard with plumbing in situ.

Completing the accommodation is the bathroom which has a fitted bath and wall-mounted shower over, WC and wash hand basin with UPVC double glazed window to the side elevation.

Location

Ifracombe 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

There is an additional storage cupboard in the communal area that is perfect for bikes, surfboards and other outdoor equipment or additional storage.

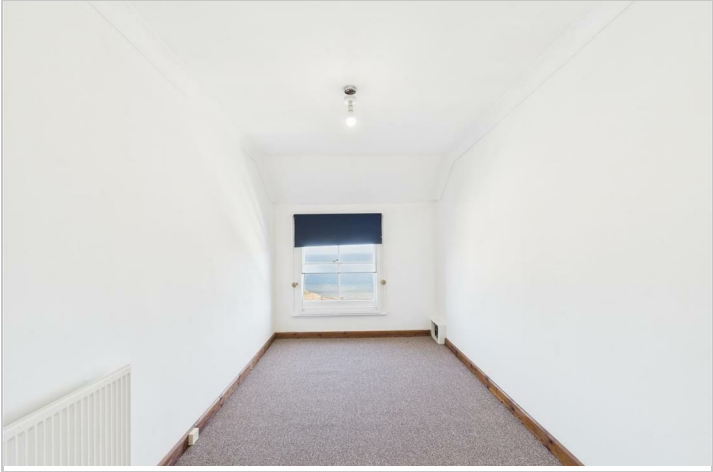
This property has a 999 year lease with 970 years remaining. There is a £50 annual ground rent and £290 annual service charge that paid every six months.

Directions

From our office this property is a short walk away. Follow the High Street for approximately 75 meters and then turn left under the arch way just before the Ladbrokes shop. Follow down this road and then turn right and right again at Crinkley Cottage where the property will be ahead of you an agent will meet you outside the property.

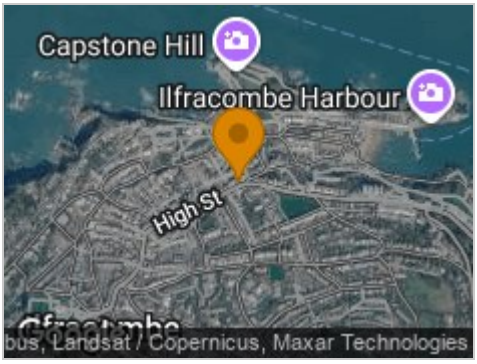
What3words - should.warblers.shows

Ilfracombe Chocolate Emporium
KINGSLEY PRINTERS

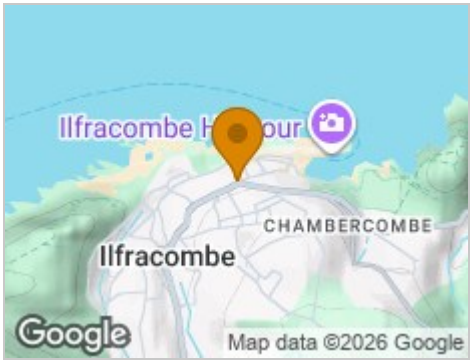


Road Map

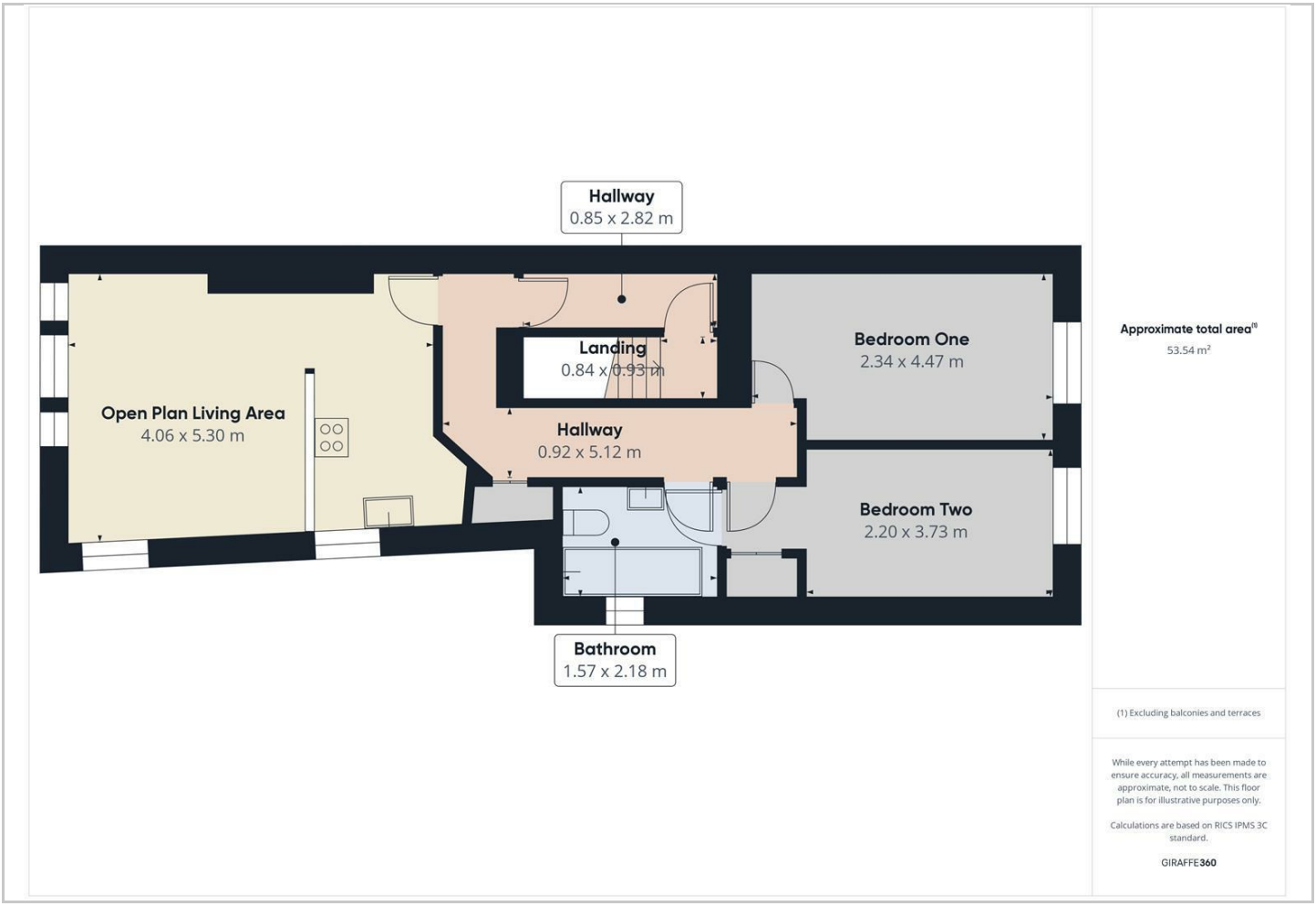
Hybrid Map



Terrain Map



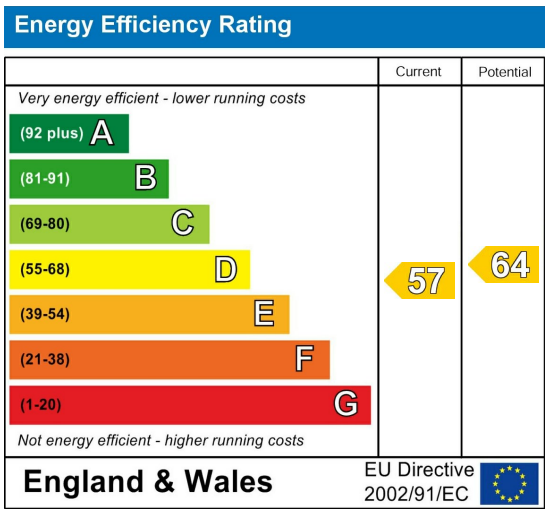
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421
Email: sales@turnerspropertycentre.co.uk
https://www.turnerspropertycentre.co.uk

Energy Efficiency Graph