turners

Flat 3, 150 High Street

Ilfracombe, Devon, EX34 9EZ

Price Guide £80,000

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Spacious two-bedroom top floor flat in a prime High Street location, offering excellent potential for updating and a chain-free sale. Ideal for first-time buyers or investors.

Property description

Situated in the heart of Ilfracombe on the High Street, this spacious top floor apartment presents an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a property with fantastic potential. Offering generous accommodation throughout, the apartment would benefit from cosmetic updating, allowing the next owner to modernise and personalise the space to their own taste.

The property comprises two well-proportioned double bedrooms, both providing ample space for free-standing furniture. The generous lounge offers a comfortable living area, while the separate kitchen/diner provides a versatile space for cooking, dining and entertaining. Completing the accommodation is a three-piece bathroom suite.

Further benefits include an intercom entry system for added security, useful loft storage and a practical layout that makes the most of the available space.

Ideally located on Ilfracombe High Street, the property is within easy walking distance of a wide range of shops, cafés, supermarkets, schools and public transport links. Ilfracombe's picturesque and bustling harbour, with its selection of restaurants, galleries and coastal attractions, is also just a short stroll away.

Whether you're searching for your first home or an investment opportunity, this spacious apartment offers fantastic potential in a highly convenient and sought-after location.

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

- This property has a 999 year lease with 993 years remaining from 2020
- Monthly service charge of £75.00 (£900.00 per year)
- with renovations, there a potential rental return of £775pcm

Directions

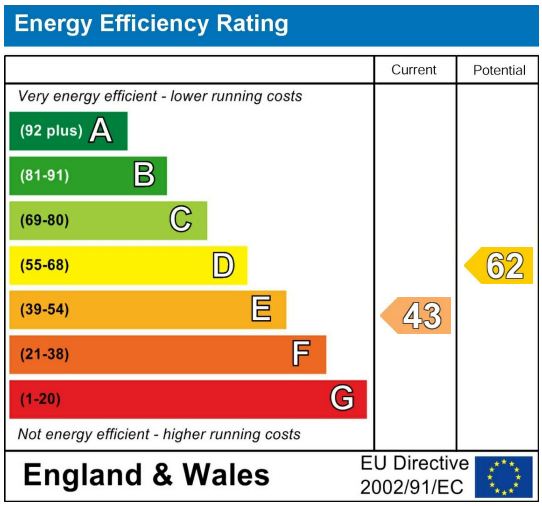
This property is only a short walk away from our office and would advise to park at Oxford Grove car park or along Oxford grove. From our office, head along the High Street Towards Portland Street and Combe Martin for 308ft where the property will be located on your right hand side.

What3words: reaction.unhappily.astounded

Floor Plans

Area Map

Energy Efficiency Graph



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