



# turners



**Clovelly Apartments, Ilfracombe, EX34 9JS**

**Asking Price £110,000**

Ground floor flat in Ilfracombe with private entrance and no onward chain and requiring some updating. Three bedrooms plus office, bright dual aspect lounge, kitchen/diner and bathroom.

## Property Description

Situated in the popular coastal town of Ilfracombe, this spacious ground floor flat offers an exciting opportunity for buyers looking to modernise and update a property. Offered to the market with no onward chain, the property benefits from its own private entrance, providing full independence and privacy.

The accommodation comprises three well-proportioned bedrooms plus a separate office space, ideal for those working from home or requiring additional flexibility. The property features a bright and airy dual aspect lounge allowing natural light to flood the space.

The kitchen/diner is fitted with a range of wall and floor units offering ample storage and worktop space. There is space and plumbing for white goods, cooker with wall-mounted combi boiler. The room comfortably accommodates a dining table and chairs. The bathroom is fitted with a three-piece white suite comprising a bath with electric shower over, wash hand basin and WC, complemented by full wall and floor tiling.

Requiring modernisation throughout, this property presents an excellent opportunity for investors, first-time buyers or those seeking a small project. Early viewing is recommended to fully appreciate the potential on offer.

## 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

- Share of freehold
- Service Charge - Approx. £85pcm
- Lease Remaining - 994 years remaining

## Directions

From our office walk along the high street, walking along Springfield Road to the top, turning left where the property will be located immediately in front of you. Alternatively if you're driving, proceed along Springfield road onto Highfield Road where parking will be found along the road. Proceed on foot to the top of the road where the property will be located on your left hand side with number plate and for sale board clearly displayed.

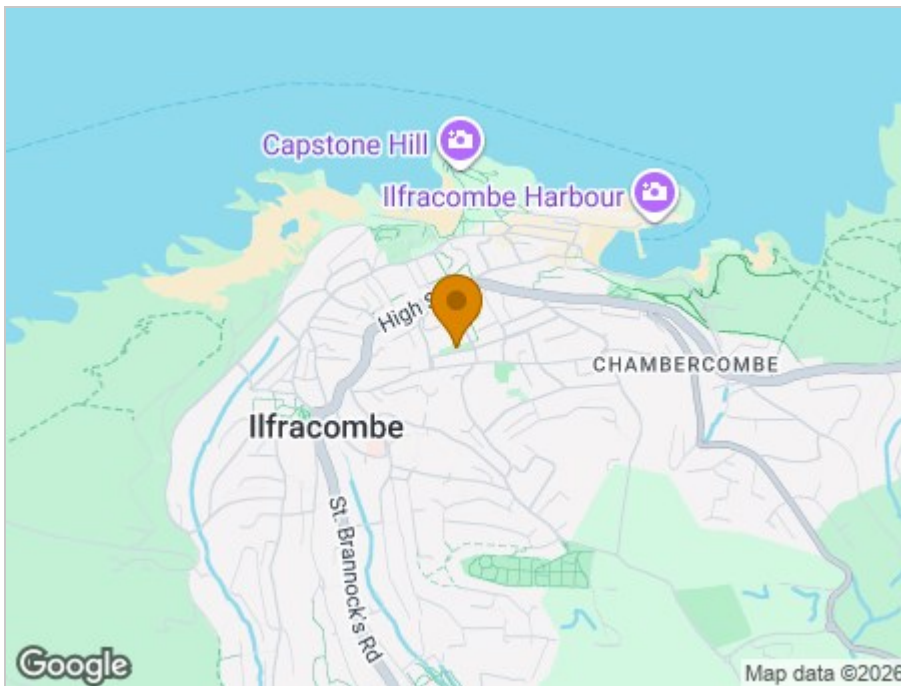
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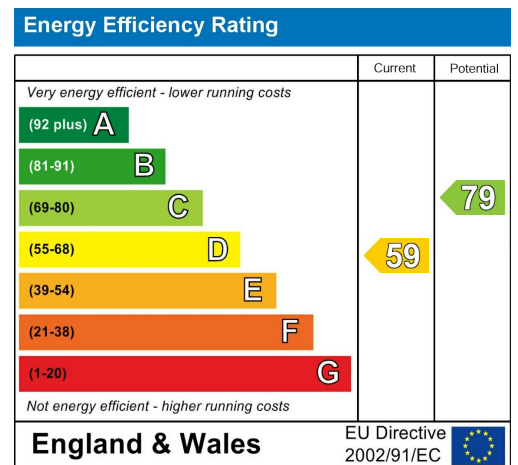
## Floor Plan



## Area Map



## Energy Efficiency Graph



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

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