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Clifton Court

High Street, Ilfracombe, EX34 9QB

Offers Over £75,000

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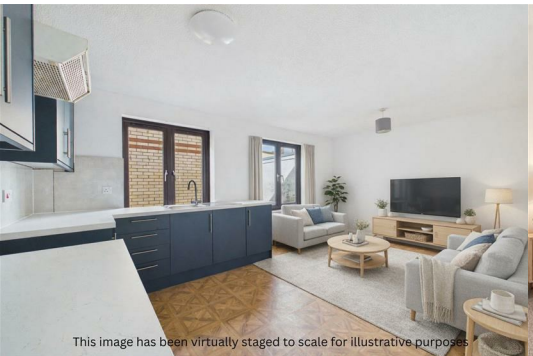
Well-presented one bedroom flat, ideal for investors or first-time buyers looking to get on the property ladder. Chain-free sale offering a great opportunity in a convenient location.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Property Description

A well-presented first floor flat ideally situated on Ilfracombe High Street, offering a fantastic opportunity for investors or first-time buyers looking to step onto the property ladder. Enjoying a convenient central location, the property is within easy reach of local amenities, transport links and is just a short walk from the picturesque Ilfracombe Harbour.

The accommodation comprises a spacious double bedroom, a bright and modern open-plan kitchen and living area, and a contemporary three-piece bathroom suite. The property also benefits from a handy storage cupboard, providing useful additional space. This attractive flat combines comfortable living with a highly convenient location, making it an excellent purchase opportunity.

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

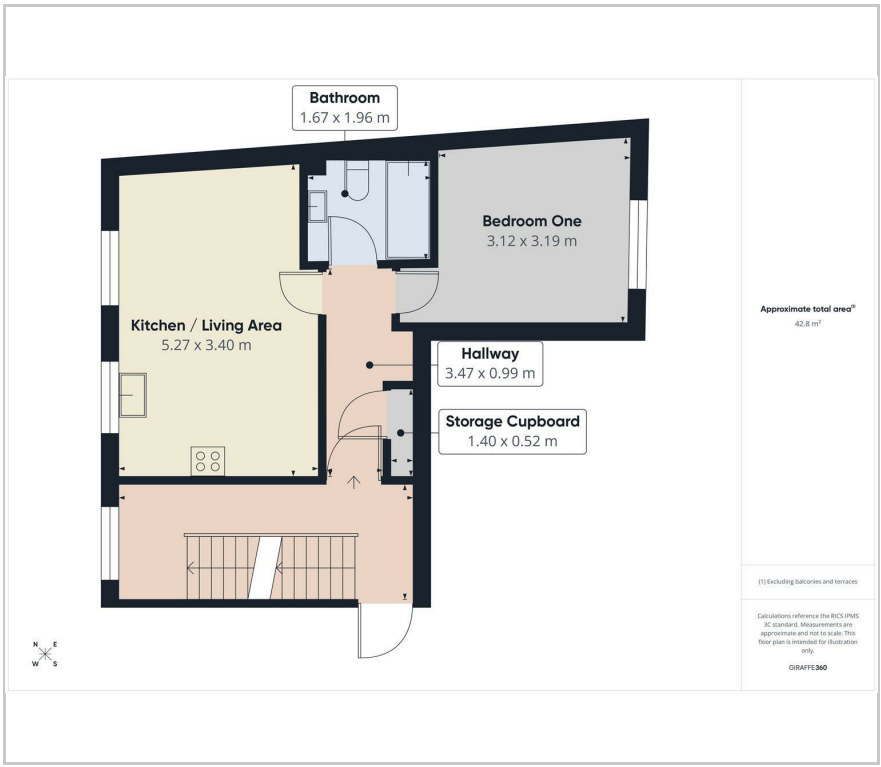
- This property has a 999 year lease from 1997 with 970 years remaining
- £75.00 annual ground rent
- £75.00pcm service charge which contributes to building insurance
- Sub letting is permitted at this property

Directions

From our office, proceed down the high street towards Meridian Place for 0.2 miles and the property will be on your right hand side opposite the petrol station. we would advising if you are driving to park at the High street Car Park which is a short walk from the property

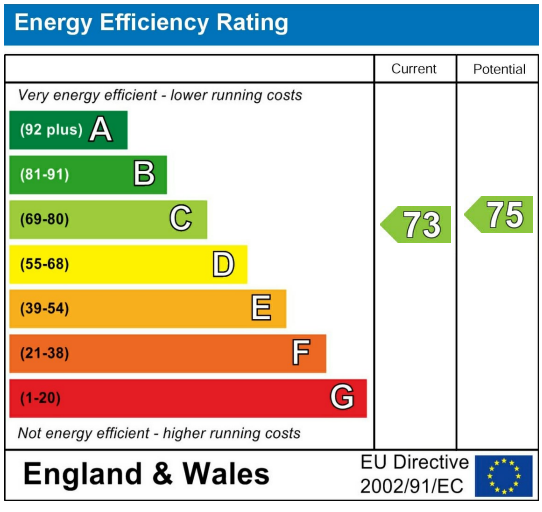
What3words: helpfully.according.finest

Floor Plans



Area Map

Energy Efficiency Graph



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