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## Sanwyn House, Belvedere Road

Ilfracombe, EX34 9JH

Asking Price £100,000



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Ilfracombe, EX34 9JH

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Situated just off Ilfracombe's historic High Street in a tucked away location is this immaculately presented, one bedroom, ground-floor apartment that has been modernised to a very high standard. This property also provides two outside spaces which are split over two levels and is close to local amenities.

The property provides a modern designed open plan lounge kitchen dining space with patio doors out into the garden, a well-proportioned doubled bedroom, modern fitted three-piece shower room suite and a separate utility room.

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.

## **Kitchen/Living Area**

**20'4" x 15'1" (6.22 x 4.61 )**

This exceptionally stylish open plan living area and kitchen has been designed to an immaculately high standard. The modern fitted kitchen consists of matching wall and floor units, integrated four ring electric hob with an electric extractor fan above, integrated electric fan oven, integrated dishwasher, stainless steel sink drainer, breakfast bar and space for a fridge freezer. Away from the kitchen is an incredibly spacious living area with plenty of space for free standing lounge furniture, wood laminate flooring throughout and a UPVC patio door providing access to the courtyard.

## **Bedroom**

**10'11" x 9'6" (3.34 x 2.91 )**

A well-proportioned doubled bedroom with plenty of space for free standing bedroom furniture. UPVC double glazed window and wood laminate flooring throughout.

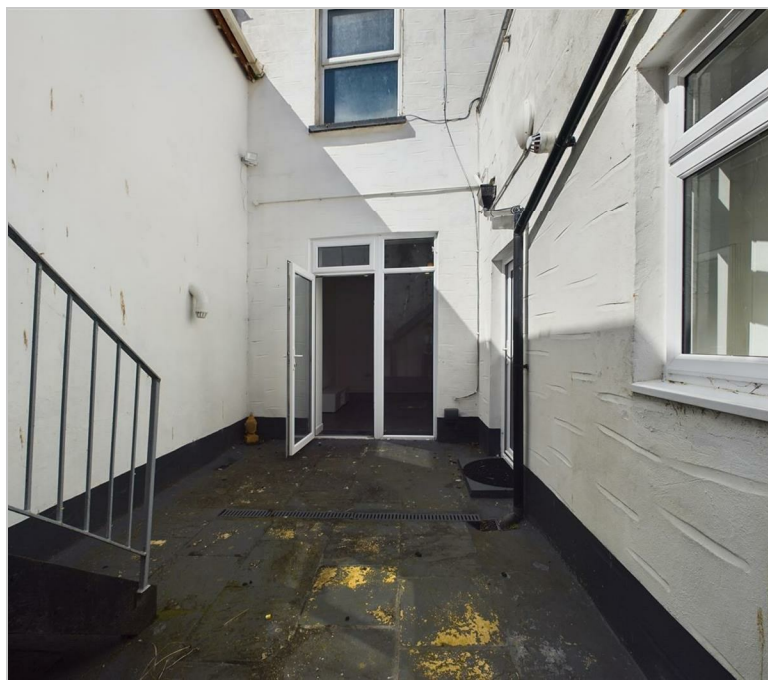
## **Bathroom**

**6'8" x 5'2" (2.04 x 1.58)**

A beautifully modern fitted three piece suite comprising of a walk in shower enclosure, toilet, sink basin with storage cupboards below, toilet, heated towel rail, electric shaving point and has tile flooring throughout.

**Tel: 01271 866421**





### Utility Room

3'7" x 4'11" (1.11 x 1.51)

A conveniently closed off utility room that has a UPVC double glazed window, wood laminate flooring, combi boiler and plumbing for a washing machine.

### Outside Space

Outside space can always be an issue with flats but this property provides two low maintenance courtyards split over two levels.

### Directions

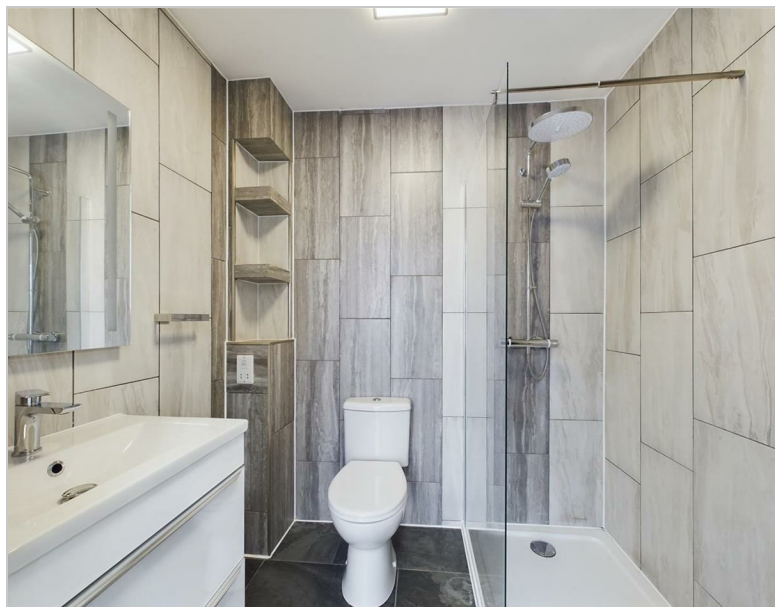
From our office, proceed south down the high street (A361) for 140 yards and turn left onto Springfield Road. follow this road up and take the first right hand turning onto Belvedere Road. On your right hand side you'll see a property called Belvedere Rd House and to the left of this property there's an ally way leading to 1 Sanwyn House which will be on your left hand side.

### Agent Notes

We have been informed by the vendor of the following: gas, electric, water and drainage are all mains connected.

The lease on this property is a term of 999 years and has 961 years remaining.

To comply with the property misdescriptions act we must inform all prospective purchaser that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.



- One bedroom ground floor flat
- Modernised throughout
- Open plan lounge kitchen diner
- Town centre location
- Outside space
- Gas central heating
- Close proximity to Ilfracombe harbour

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.

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Energy Efficiency Graph

