



# turners



## Flat 3, 10 Oxford Grove

Ilfracombe, EX34 9HQ

**Offers In The Region Of £87,000**



Conveniently situated within close proximity of Ilfracombe's High Street and a stones throw away from the beautifully scenic harbour is an opportunity to acquire this one bedroom 2nd floor flat which would be perfect for anyone looking to get onto the property ladder. The flat consists of a large living room with incredible views across the Bristol Channel and Capstone Hill, large double bedroom, fitted kitchen and a three-piece shower room suite.

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.



## Lounge 15'4" x 11'5" (4.68 x 3.48 )

With exquisite views across the Bristol Channel, Capstone Hill and Wales this; large living room provides adequate space for free-standing furniture and a small dining table. The living room has a UPVC double-glazed window, two wall mounted gas radiators and is also carpeted throughout.

## Kitchen 10'0" x 6'6",59'0" (3.07 x 2,18)

A fitted kitchen with matching wall and floor units, integrated four-ring gas hob with an electric extractor fan above, integrated electric fan oven, space for a fridge, space for a freezer, space and plumbing for a washing machine, UPVC double glazed window, wall mounted gas radiator and vinyl flooring.

## Bedroom 13'6" x 10'7" (4.14 x 3.24)

A well-proportioned large double bedroom with adequate space for free standing bedroom furniture, two UPVC double glazed windows, wall mounted gas radiator and is carpeted throughout.

## Bathroom 5'5" x 3'10" (1.67 x 1.19)

A well-presented three-piece shower room suite that consists of a sink basin, toilet, shower cubicle, wall mounted heated towel rail, extractor fan and vinyl laminate flooring.

## Directions

From our office you can walk directly to the property by turning right and then right again at the next road and follow up Oxford Grove roughly half way up where the property will be on the left hand side. Alternatively if you're driving from our office follow the A361 towards Meridian Place and take a left hand turning onto Springfield Road. At the end of Springfield Road, take a left hand turning onto Highfield Road and then the next left onto Oxford Grove where the property will be on your right 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 964 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.

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

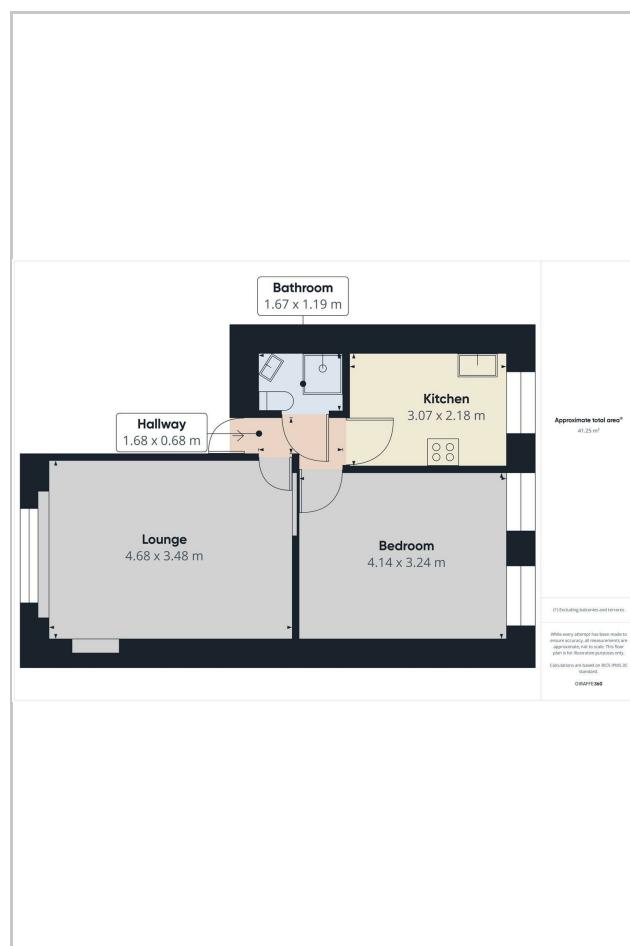
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## Area Map



## Floor Plans



## Energy Efficiency Graph

