



# turners



## 3 & 6 Marine Place

Ilfracombe, EX34 9AZ

**£240,000**



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3 Marine Place is a detached property comprising of 4 flats. Tucked away behind Ilfracombe's High Street. The property benefits from coastal and sea views from its side and rear elevation while maintaining a central location close to all local amenities.

The property is broken down into 2 spacious one bedroom flats, and 2 two bedroom flats. Each commanding its own floor, with the lower ground floor flat benefiting from its own private garden and entrance. The property also comes with a detached double garage.

The flats are currently tenanted on Assured Shorthold Tenancies with a combined annual rental income of £22,800 with the potential for increased income.

The property would benefit from minor renovation and represents a fantastic investment opportunity or as great addition to a current 'buy to let' property portfolio.



### Lower Ground Floor Flat

A one bedroom flat with private access and enclosed private garden. The property consists of a spacious open plan living space, galley kitchen, double bedroom and bathroom. Currently achieving £440 per calendar month.

### Flat 1

A ground floor one bedroom flat with sea views, a small balcony (in need of refurbishment) and comprising of a large lounge, dual aspect kitchen, double bedroom and shower room. Currently achieving £410 per calendar month.

### Flat 2

A first floor two double bedroom flat with sea views and further comprising of a lounge, kitchen with dining space and spacious bathroom. Currently achieving £525 per calendar month.

### Flat 3

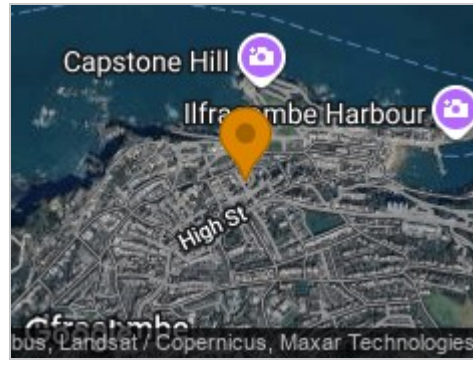
A second floor (top) two double bedroom flat with exceptional sea views and further comprising of a lounge, kitchen and bathroom. Currently achieving £525 per calendar month.



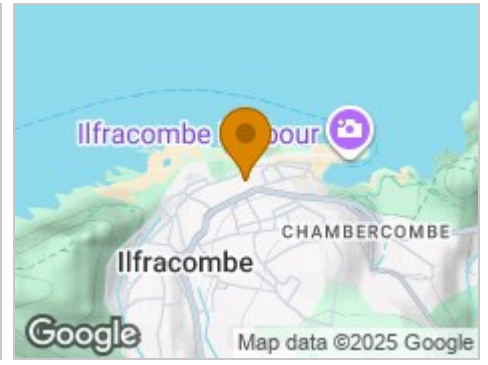
## Road Map



## Hybrid Map



## Terrain Map



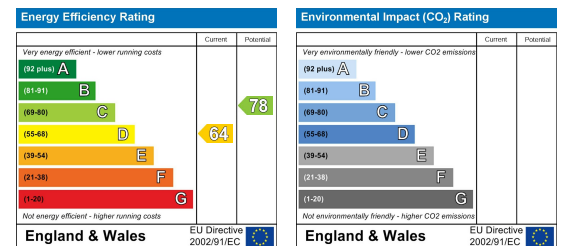
## Floor Plan



## 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.

## Energy Efficiency Graph



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