



turners



8 High Street

Ilfracombe, EX34 9DF

£165,000



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This modern three-bedroom apartment would make the perfect home for new and growing families alike, to make their own mark on the house. The property benefits from a modern exterior and a wealth of natural light throughout.

Within walking distance of Ilfracombe's harbour, the village has an abundance of locally run eateries.

This leasehold flat has 989 years of a 999 lease remaining with a ground of £150 per annum.

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 the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

Hallway

4'0" x 4'5" (1.22 x 1.36)

Upon entering the hallway there is plenty of hanging space for outdoor wear. Further along the corridor a storage cupboard can be found.

Lounge

13'0" x 16'7" (3.97 x 5.08)

This living space is perfect for modern family living, comfortably accommodating a lounge area and a spacious dining area in the same open plan space.

Kitchen

8'0" x 7'8" (2.45 x 2.35)

The deceptively spacious modern kitchen boasts numerous base units with space for appropriate white goods. Vinyl flooring and tiled splashback with undercounter lighting.

Bedroom 1

13'5" x 14'3" (4.11 x 4.36)

This master bedroom benefits from multiple windows allowing for an abundance of natural light along as well as ample space for a large double bed and all associated bedroom furnishings.

Bedroom 2

15'6" x 7'6" (4.73 x 2.30)

This room would be perfect for a children's bedroom. With space for both a double and single bed. Two large windows offer plenty of sunlight into the space. It is fully carpeted and spot lights on wall.

Bedroom 3

13'3" x 8'11" (4.06 x 2.74)

This room would be perfect for an office or bedroom with large windows, neutral décor and space for single bed.

Bathroom

5'4" x 6'7" (1.63 x 2.03)

This contemporary bathroom has floor to ceiling tilling throughout with recessed light and mounted towel rack complete with a three piece suite comprising of basin, sink and walk in shower.

Agents Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains

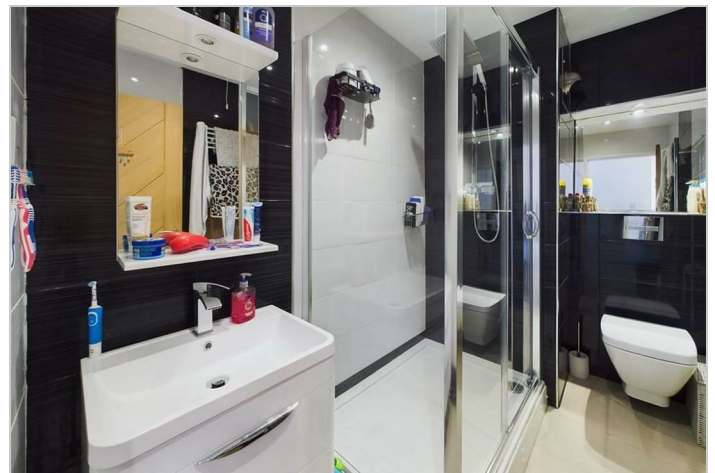
connected.

To comply with the property Misdescriptions Act we must inform all prospective purchasers 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.



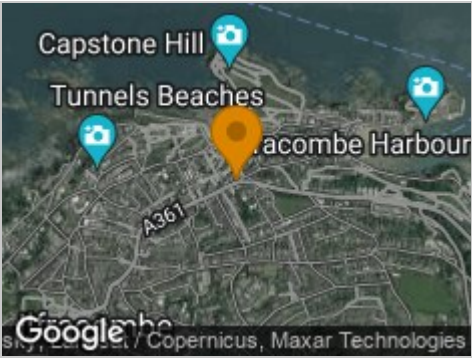
- Modern three bedroom flat
- Walking distance from Ilfracombe harbour
- Perfect for family living
- Double glazing and gas central heating
- Modern interior



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

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Energy Efficiency Graph

