turners

Avenue Road

Ilfracombe, EX34 9AT

Asking Price £75,000

1 1 1 D

This modern one-bedroom basement flat is an ideal opportunity for investors or first-time buyers looking to get onto the property ladder. The property features an open-plan lounge, kitchen, and dining space, a double bedroom, and a stylish three-piece bathroom suite. Conveniently located near local amenities and bus routes, it offers both comfort and practicality in a sought-after location.

Ifracombe 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.

Living Space 16'7" x 12'2" (5.059 x 3.727)

An open-plan living space that offers plenty of room for both lounge and dining furniture, creating a versatile and comfortable area. The kitchen is equipped with matching wall and floor units, space for a cooker, an electric extractor fan, a stainless steel sink, and plumbing for a washing machine. Additionally, there's space for a fridge freezer. The room features a UPVC double-glazed windows and vinyl laminate flooring throughout for a modern, easy-to-maintain finish.

Bedroom One 12'0" x 10'0" (3.680 x 3.052)

This well-proportioned double bedroom offers ample space for free-standing furniture, providing a comfortable and functional space. The room features a wall-mounted gas radiator for efficient heating, window providing light and is carpeted throughout, adding warmth and cosiness to the space.

En-suite 6'1" x 3'11" (1.867 x 1.209)

The bathroom features a modern three-piece suite, including a sink basin, toilet, and a shower cubicle with a glass splashback surround. It is equipped with an electric extractor fan for ventilation and has vinyl laminate flooring throughout, providing a sleek and practical finish.

Agent Notes

This property has a 999 year lease starting in 1989 leaving it with 963 years left.

There is a monthly service charge of £80pcm and no ground rent to pay.

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.

Directions

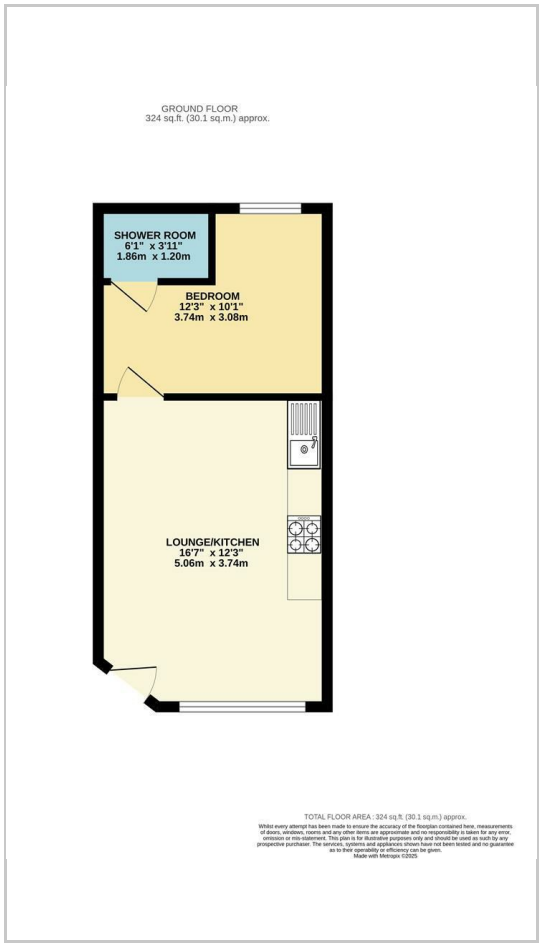
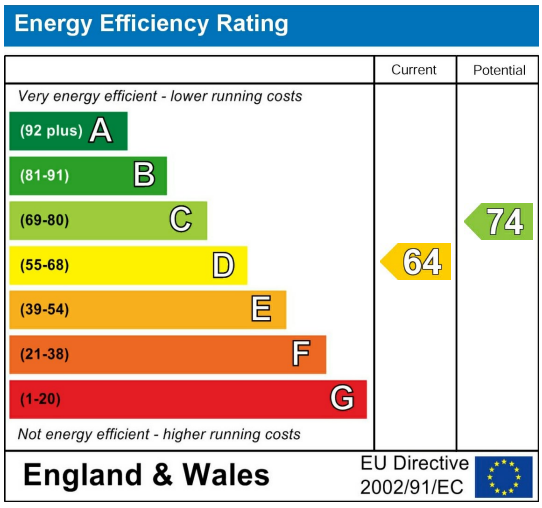
From our office head north-east on the high street and turn left onto fore street. Follow this road onto Sommers' Crescent and then turn left onto Wilder Road. Follow Wilder Road for 0.2 Miles and then turn left on Avenue Road. Go to the top of Avenue Road where you will find the property on the right.

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
Tel: 01271 866421 Email:
sales@turnerspropertycentre.co.uk https://www.turnerspropertycentre.co.uk

Area Map

Floor Plans



Energy Efficiency Graph