



# turners



## Cove View Apartments

Ilfracombe, EX34 9FH

**Price Guide £160,000**



Light-filled 1 bedroom apartment with sea views and balconies. Open plan L-shaped living space, modern fitted kitchen with fitted appliances, bedroom with en-suite, parking and no onward chain.



### Property Description

A beautifully presented one bedroom apartment offering sea views from both aspects and unique curved balcony designs. Flooded with natural light throughout the property benefits from an impressive open plan L-shaped lounge, kitchen and dining space with wood laminate flooring running seamlessly across the entire living space.

The modern fitted kitchen is well equipped with a range of wall and base units and includes integrated appliances such as a slimline dishwasher, under-counter fridge, under-counter freezer, washing machine and microwave along with a gas hob, electric ovens and extractor above. The living space opens onto two separate curved balcony areas to enjoy the coastal outlook.

The bedroom is a well-proportioned double room with space for freestanding furniture and its own balcony with sea views. It also benefits from a contemporary en-suite shower room comprising a shower cubicle, WC, hand basin, heated towel radiator and full tiled surround.

The property further features a modern three-piece bathroom suite with bath and shower attachment over, WC, hand basin, heated towel radiator and full wall tiling.

Additional benefits include an allocated parking space and the advantage of no onward chain, making this an ideal purchase for first-time buyers, investors or those seeking a coastal retreat.

### Location

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.

### Agent Notes

- Share of Freehold
- Allocated Parking Space
- Annual maintenance charge £950 (can be paid in 2 installments) covers external works and buildings insurance.

### Directions

Proceed from our office on the High Street in an easterly direction towards Fore Street. At the of the High Street bear off left onto Fore Street and follow the road around to the left into Sommers Crescent. Cove View Apartments will be found on the right hand side half way down and agent will meet you outside.

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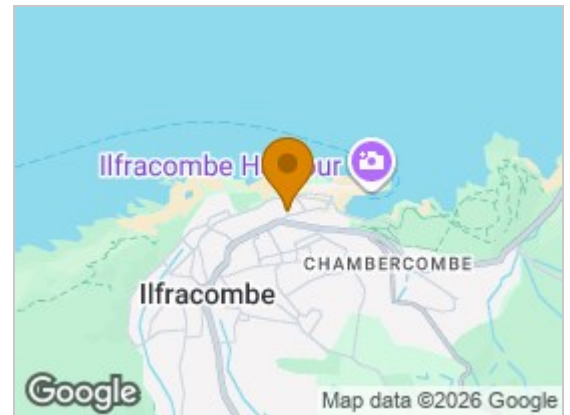
### Floor Plans



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### Area Map



### Energy Efficiency Graph

