



turners



Market Street

Ilfracombe, EX34 9AY

Offers Over £145,000



Flat 5, 3 Market Street

Ilfracombe, EX34 9AY

Offers Over £145,000

- Two bedroom Maisonette
- Perfect for first time buyer and investors
- Views of the Landmark Theatre and Bristol Channel
- Close proximity to Ilfracombe High Street and Harbour
- Private rooftop balcony
- Shared rear garden
- Short walk to local transport routes
- Mains services

The Property

This well-presented maisonette offers the perfect combination of style, comfort and location, situated just a short stroll from Ilfracombe's bustling High Street and picturesque Harbour. Thoughtfully designed and finished in a contemporary style, the property provides light and spacious living across two levels, making it an ideal home, holiday retreat or investment opportunity.

The accommodation comprises two generously sized double bedrooms, both of which enjoy delightful views overlooking the iconic Landmark Theatre and stretching out towards the Bristol Channel. The open-plan lounge, kitchen and dining area forms the heart of the home, designed with modern living in mind. This inviting space features a stylish fitted kitchen and plenty of room for relaxing or entertaining, while large windows enhance the sense of light and connection to the surrounding scenery. A modern three-piece bathroom suite completes the internal accommodation, finished to a high standard.

Externally, the property benefits from a shared rear garden, providing a tranquil outdoor space. A standout feature is the private rooftop balcony, a perfect setting for summer evenings, offering elevated views and the opportunity to soak up the coastal atmosphere.

With its prime location close to shops, cafes, restaurants and Ilfracombe Harbour, as well as access to the stunning North Devon coastline, this maisonette presents a rare opportunity to secure a stylish coastal home with a wealth of lifestyle benefits.

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.

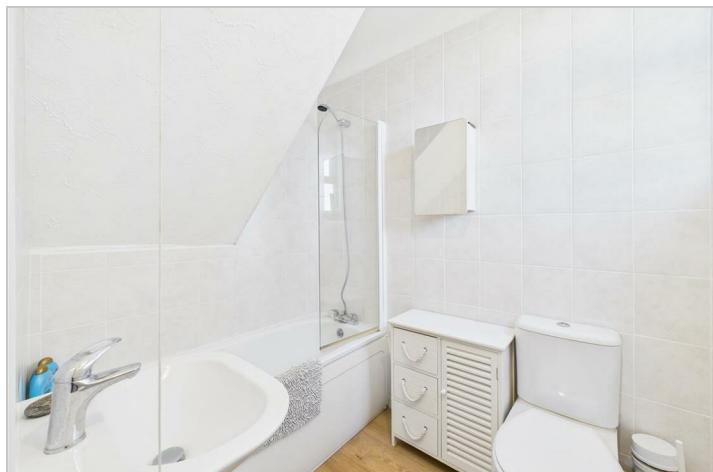
North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

Agent notes

- No restrictions on pets or holiday lets
- Lease is 999 years with 968 remaining
- Service charge of £66.00pcm (£792 per annum)
- Telecom system
- Electric heating

Directions

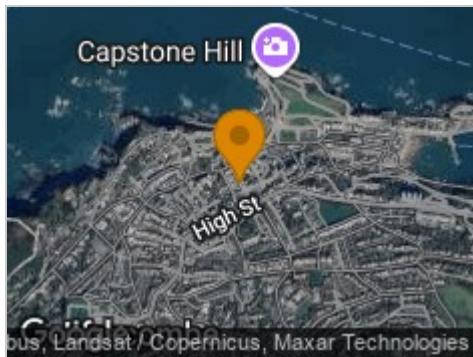
From our office head south-west on High Street/A361 towards Meridian Place then turn right at the traffic lights onto Northfield Road. At the next set of lights turn right onto Wilder Road and in 0.2 miles turn right onto Avenue Road. Follow this road until you reach market street where the property will be on your right hand side. we would advise parking at the landmark car park as the property is a short walk from there.



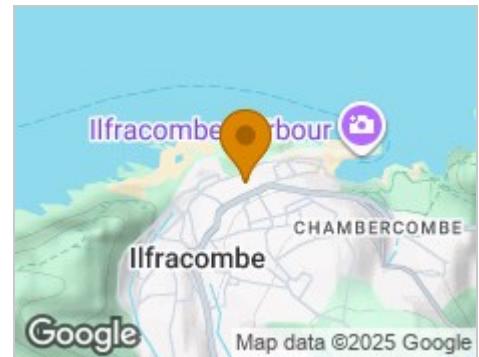
Road Map



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

Energy Efficiency Rating

