



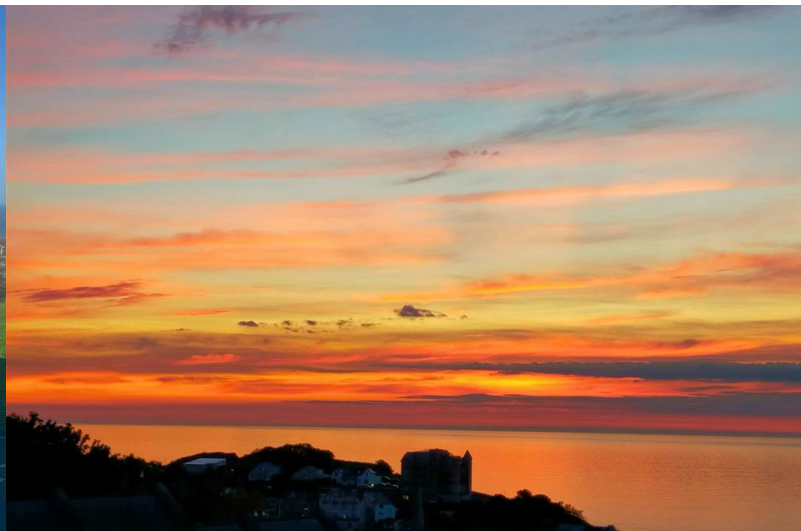
# turners



## Montpelier Terrace

Ilfracombe, EX34 9HR

£165,000

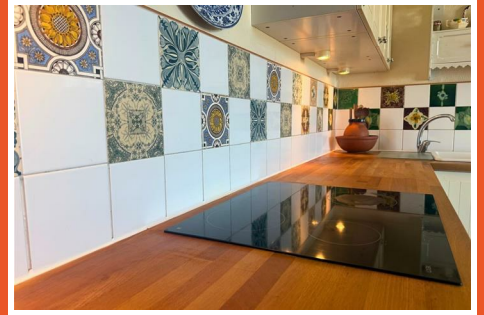




# Flat 3, 19 Montpelier Terrace

Ilfracombe, EX34 9HR

**£165,000**



This beautifully presented two-bedroom apartment is located on the second floor of a grand, historic Grade II listed Georgian building. Retaining many original features, including secondary glazed sash windows, high ceilings, and exposed floorboards, the property exudes charm and character. The open-plan living area features a modern Victorian tiled inspired kitchen, a dining area, and a spacious lounge with stunning views over Ilfracombe and the Bristol Channel. To the front, the large double bedroom offers the same breath-taking views, while the rear bedroom, currently used as an art studio, includes built-in storage. The apartment also includes a bright three-piece bathroom suite and benefits from an allocated parking space.

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.

## Kitchen/Living Room

17'5" x 11'9" (5.33 x 3.60)

This well-presented open-plan living area includes a modern fitted kitchen with matching wall and floor units, an antique Victorian tile splashback, integrated electric four-ring hob with extractor fan, electric fan oven, and a ceramic sink.

The space also features a spacious lounge and dining area, offering ample room for freestanding furniture. Highlighted by a feature fireplace, exposed floorboards, wall-mounted electric radiator and a large secondary-glazed sash window that provides stunning views across Ilfracombe, Capstone Hill, the Bristol Channel towards Wales

## Bedroom One

13'10" x 10'6" (4.22 x 3.22)

A spacious double bedroom with high ceilings that offers plenty of room for freestanding furniture. A large secondary-glazed sash window provides panoramic views across Ilfracombe and the Bristol Channel, flooding the room with natural light. The room also features exposed floorboards and a wall-mounted electric heater.

## Bedroom Two

13'10" x 11'2" (4.23 x 3.42)

This spacious double bedroom, currently used as an art studio, offers ample room for freestanding furniture and benefits from high ceilings. The room features a large secondary-glazed sash window, exposed wood floorboards, and a wall-mounted electric radiator. Additionally, there is built-in storage, adding both practicality and character to the space.

Tel: 01271 866421

### Bathroom

10'0" x 4'2" (3.05 x 1.28 )

A spacious three-Piece Bathroom Suite featuring a bath with an overhead shower, toilet and sink basin complemented by an antique Spanish-style tiled splashback. The room benefits from an obscure window for privacy, a wall-mounted electric heated towel rail, and laminate flooring throughout, offering both practicality and style.

### Walk-in cupboard

a large Walk-In Cupboard offering excellent storage potential with built-in shelving units, an electric socket, and lighting. This space presents an opportunity to extend the kitchen, making it an ideal location for a fridge freezer or additional appliances.

### Agent Notes

This property has one allocated parking space to the rear of the building and also has a communal garden that can be used.

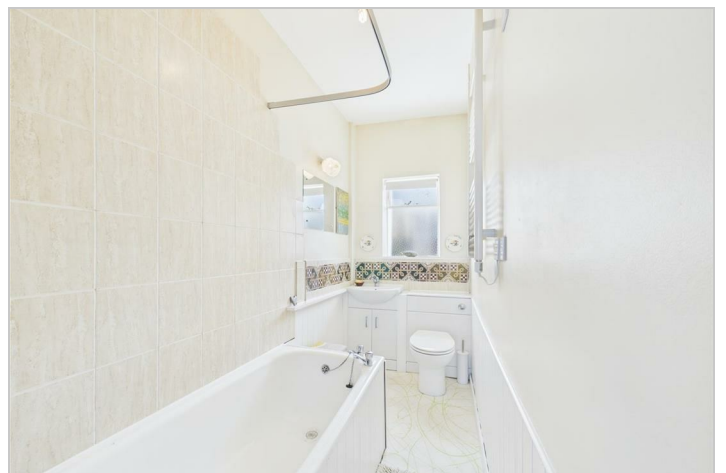
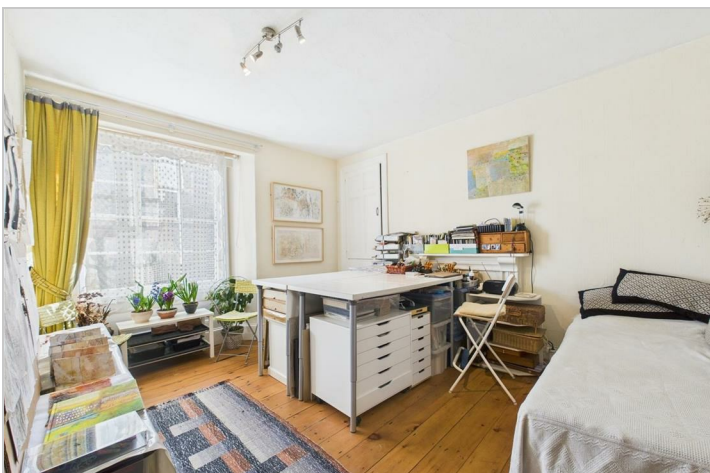
You are unable to holiday let this property.

The lease is 999 years starting from 14 September 1982.

Ground rent £100 annually.

### Directions

From our office Head North east on High St/A361 towards oxford grove and then continue onto Portland street. Turn right onto Castle Hill and then take another right on Montpelier Terrace. Follow this road for 440ft and you'll find the property on your left hand side.



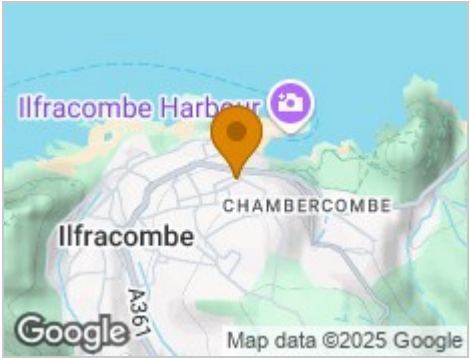
Road Map



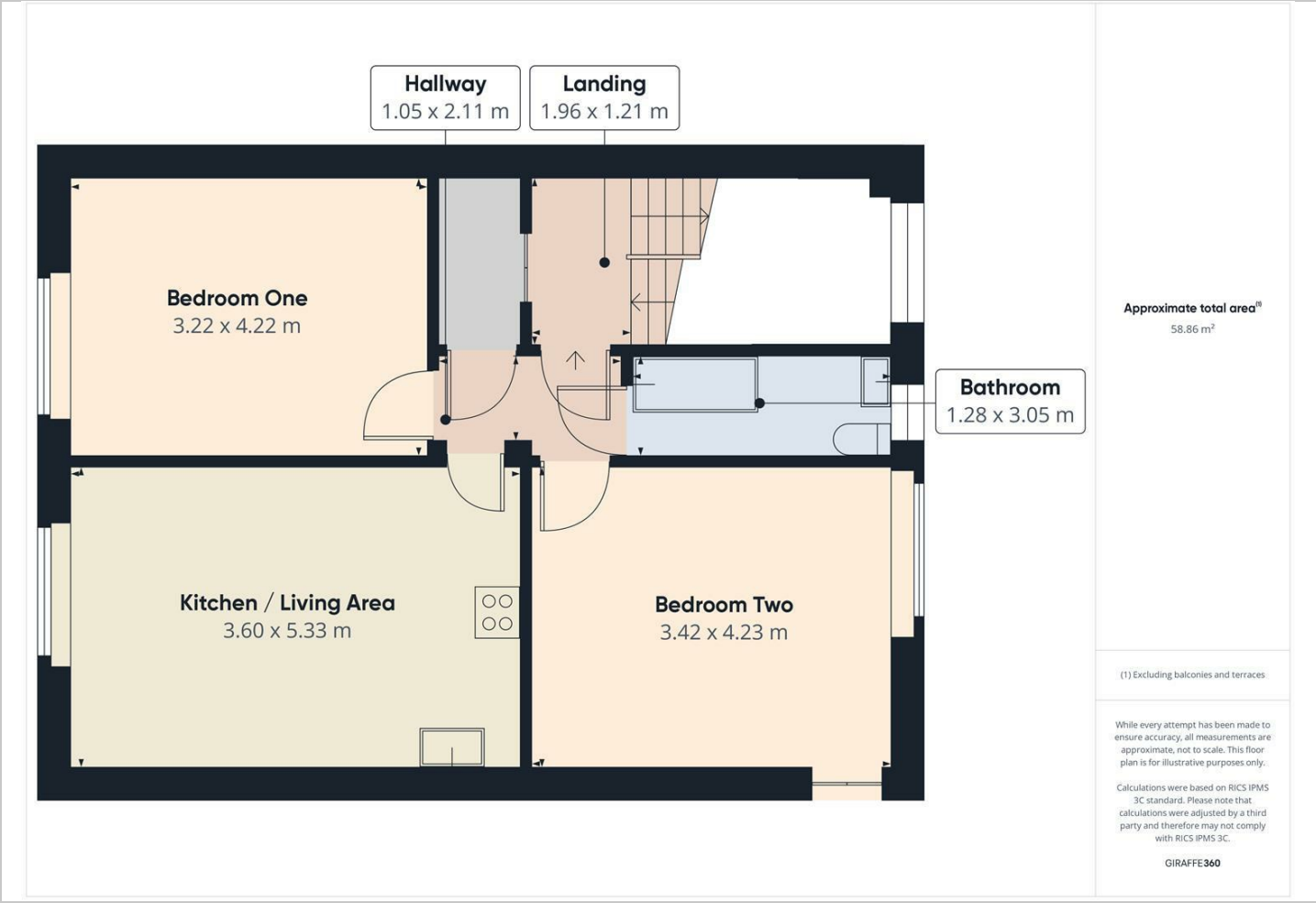
Hybrid Map



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 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>

Energy Efficiency Graph

