



# turners



## Avenue Road

Ilfracombe, EX34 9AT

**Asking Price £130,000**



A spacious one bedroom apartment with sea views, allocated off road parking and private entrance. Situated on the first floor and located just a stones throw from the sea front and still close to the High Street. Comprising of a light and airy open plan living and kitchen area, separate double bedroom with built in storage, and bathroom with shower cubicle. New electric heating throughout, double glazing, and a private storage unit below.

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.



## Access

Access is via the High Street down a small pedestrianised alleyway or the top of Avenue Road. The gate leads to the metal stairway, which in turn leads to the private entrance to the apartment.

## Hallway

The newly carpeted hallway allows for direct access to all rooms.

## Primary Bedroom

A generously sized double bedroom benefitting from a large built in wardrobe. The wardrobe houses the hot water cylinder and allows for an abundance of storage space. There is a UPVC window to the side elevation, new carpeting throughout and pendant lighting.

## Bathroom 10'2" x 4'11" (3.10 x 1.52)

The bathroom features an enclosed shower unit, WC and hand basin. Newly laid vinyl flooring throughout with a built in extractor fan and window above the doorway for natural light. There is also plumbing for a washing machine if required.

## Kitchen/Living Room

The open plan living room and kitchen benefit from multiple uPVC windows, with the front elevation offering sea views. The kitchen feature mainly base level units, with an integrated hob and oven, inset stainless steel sink and drainer, as well as ample space for a large fridge freezer. There is also a breakfast bar and vinyl flooring. The dual aspect living room has ample space for a large living room suite and all associated furnishings. The room has new vinyl laid throughout and offer views out to sea and over the surrounding town.

## Outside

On the Avenue Rd side of the property is the parking area. One space has been allocated for off road parking for this apartment. There is also a small lock up storage area located in the basement of the block. This is accessed via the parking area.

## Agents Notes

This property has a 999 year lease which has 957 year remaining. There is an annual ground rent of £100 and a service charge of £50pcm.

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

To comply with the property mis-descriptions 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 out office proceed in a westerly direction. There is a pedestrianised alley way next to Devon Barbers. Walk down the alleyway and the entrance will be on your left hand side. Alternatively the property can be accessed via Wilder Road, then on to Avenue Road. The block is located at the top of Avenue Road.

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.

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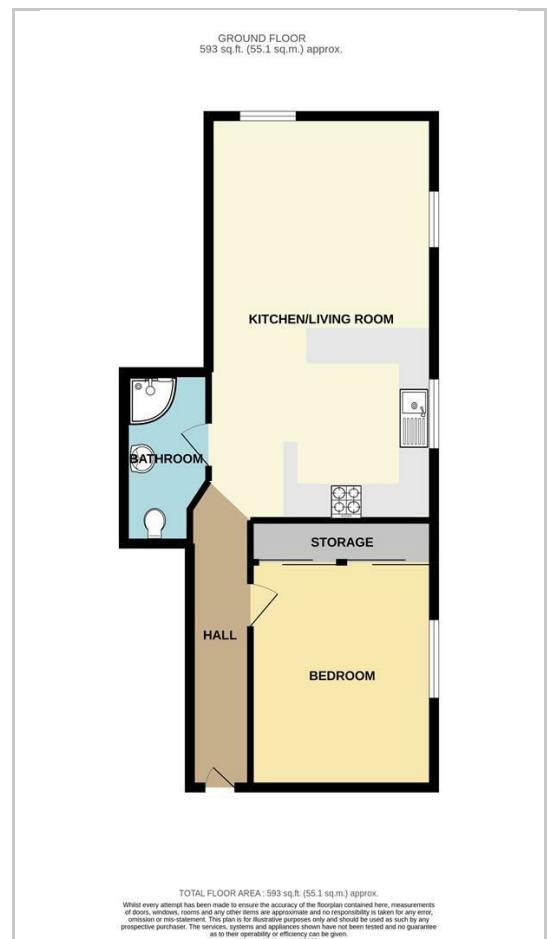
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## Area Map



## Floor Plans



## Energy Efficiency Graph

