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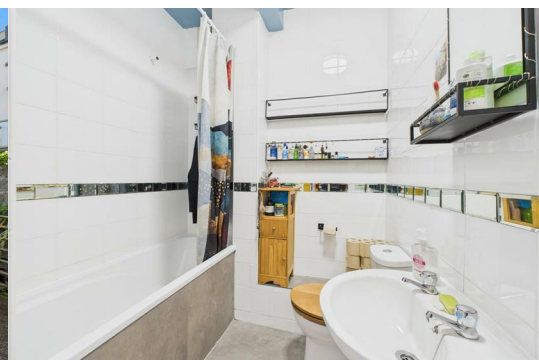
Market Street

Ilfracombe, EX34 9AY

Asking Price £135,000



Well-presented two-bedroom flat near the high street and harbour, featuring a communal garden. Ideal for first-time buyers seeking comfort and convenience in a desirable location.



The Property

Well-presented and full of charm, this delightful two-bedroom flat enjoys wonderful views of Capstone Hill and distant sea glimpses, offering a true sense of coastal living. The property features two generously sized bedrooms, both tastefully decorated to create a relaxing atmosphere. The open-plan lounge, kitchen, and dining area provides a sociable layout, ideal for entertaining or unwinding while taking in the surrounding scenery.

The modern three-piece bathroom suite is stylishly finished, complementing the property’s overall warm and welcoming feel. Residents also benefit from a sunny aspect communal garden — a perfect spot for enjoying the outdoors or relaxing with a morning coffee.

Perfectly positioned within a short, level walk of Ilfracombe High Street and its range of shops, cafés, and amenities, as well as the picturesque and lively harbour, this property combines comfort, convenience, and charm — making it an ideal coastal retreat or a fantastic first-time purchase.

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.

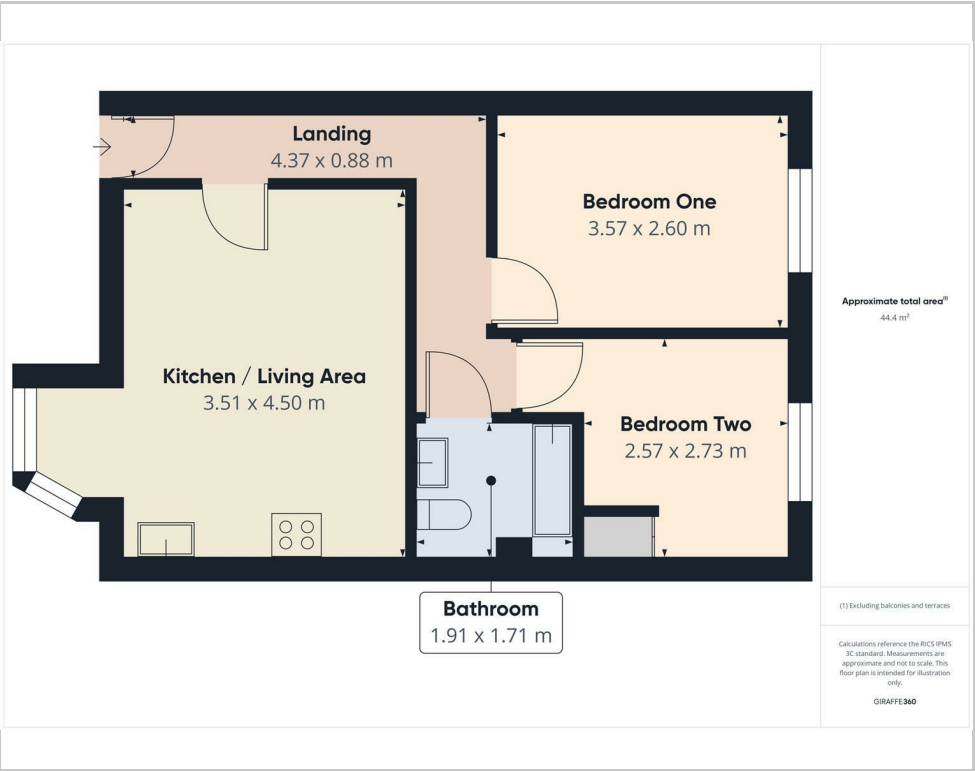
Agent Notes

- 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
- Communal garden

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.

Floor Plans



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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Area Map



Energy Efficiency Graph

