



# turners



## 52 High Street

Ilfracombe, EX34 9QB

**Asking Price £85,000**



Chain-free second-floor one-bedroom flat with countryside views, close to Ilfracombe town, amenities and coastline. Features open-plan kitchen/living space, large double bedroom and bathroom.



## The Property

The standout feature of this property is the bright and spacious open-plan kitchen and living area, designed for both comfort and functionality. The modern fitted kitchen offers an excellent range of floor and wall units, an electric four-ring hob with fan oven beneath, stainless steel sink, space for a fridge freezer, and plumbing for a washing machine. A stylish breakfast bar provides a perfect spot for casual dining or entertaining.

The adjoining lounge area offers generous space for a sofa, television, and additional freestanding furniture, creating a welcoming and versatile living environment. A large sash window floods the room with natural light while offering attractive distant views towards the Torrs, enhancing the warm and homely atmosphere throughout.

The spacious double bedroom comfortably accommodates a bed of any size along with additional furniture, and benefits from a large sash window that allows plenty of natural light to pour in while showcasing stunning views towards the Torrs.

Completing the accommodation is a well-appointed three-piece bathroom suite comprising a wash basin, WC, and bath with shower over. The bathroom features tiled splashback surrounds, an electric heated towel rail, electric shaver point, and extractor fan, offering both practicality and comfort.

## The 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.

## Agents Notes

We have been informed by the vendor of the following: electric, water and drainage are all mains connected.

The property is leasehold with a share of the freehold. The lease is 999 years with 991 years remaining.

The monthly service charge is £75.

Holiday letting is not permitted.

## Directions

From our office proceed in a westerly direction down the High Street. Number 52 can be found opposite the petrol station. access to the flat is just under the archway on the right hand side.

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

