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Aaron Court, Foreland View

Ilfracombe

Asking Price £145,000



2 Aaron Court, Foreland View

Ilfracombe, EX34 8BP

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This well-presented two-bedroom second-floor apartment is located in a sought-after area and benefits from off-road parking. The property features a spacious living room, a fitted kitchen, and two double bedrooms, one of which includes a modern en-suite. A three-piece family bathroom and Juliet balconies enhance the living space. Additionally, the apartment boasts spectacular views across Ilfracombe, making it a truly desirable home for first time buyers or investors.

Ilfracombe town offers a variety of independent shops, theatre, art galleries, restaurants and bars, plus seasonal festivals and recreational activities. The picturesque seafront and harbour area is home to artist Damien Hirst's iconic '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 the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

Living Room

20'10" x 11'4" (6.37 x 3.46)

This spacious living room offers ample space for free-standing lounge and dining furniture, creating a versatile and comfortable setting. It features a UPVC double-glazed patio door leading to a Juliet balcony, along with additional UPVC double-glazed windows that fill the room with natural light. A wall-mounted gas radiator ensures warmth, while the carpeted flooring adds a cozy touch throughout.

Kitchen

16'4" x 8'5" (5.00 x 2.57)

A well-designed fitted kitchen that features matching floor and wall units, offering a stylish and functional layout. It includes an integrated electric oven with a four-ring gas hob and an electric extractor fan above. A 1.5 stainless steel sink

drainer adds practicality, while an integrated fridge freezer provides seamless storage. The kitchen also benefits from dedicated space and plumbing for a washing machine, along with additional space for a tumble dryer. Wood laminate flooring completes the modern finish.

Bedroom One

20'11" x 12'4" (6.38 x 3.77)

A well-proportioned double bedroom that offers ample space for free-standing furniture and benefits from a modern three-piece en-suite. A UPVC double-glazed patio door opens to a Juliet balcony, complemented by additional UPVC double-glazed windows that fill the room with natural light. A wall-mounted gas radiator ensures warmth, while the carpeted flooring enhances comfort throughout.

En-suite

8'3" x 4'3" (2.52 x 1.31)

This modern fitted three-piece en-suite features a sleek shower, sink basin, and toilet, combining style and functionality. A heated towel rail provides added comfort, while an extractor fan ensures proper ventilation. The space is completed with durable vinyl laminate flooring, enhancing its contemporary appeal.

Bedroom Two

14'2" x 12'0" (4.32 x 3.66)

This spacious double bedroom offers ample room for free-standing furniture, providing flexibility in layout and design. It features two UPVC double-glazed windows that allow plenty of natural light, a wall-mounted gas radiator for warmth, and soft carpeted flooring for added comfort throughout.

Bathroom

8'4" x 6'8" (2.55 x 2.04)

A well-presented three-piece bathroom suite that's features a bath, toilet, and sink basin, offering a stylish and functional space. A UPVC double-glazed obscure window provides natural light while maintaining privacy, while an extractor fan ensures proper ventilation. The room is finished with sleek tile flooring throughout, enhancing its modern appeal.

Agent Notes

There are 980 years remaining of a 999 year lease.

One allocated off-road parking space.

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

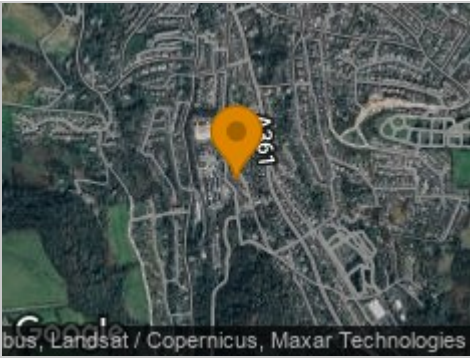
From our office follow the High Street/A361 south-west towards Meridian Place. go past these lights and follow on until you reach the next set of traffic lights. at the round about, take the first exit and then bear right onto Station Road. Follow this to the top and then left onto Cairn Road. In 450ft, 2 Aaron Court (Foreland View) will be 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.

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Energy Efficiency Graph

