turners

16A High Street

, Ilfracombe, EX34 9DF

Price Guide £140,000

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Property description

Perfectly positioned within easy reach of Ilfracombe's bustling harbour and local amenities, this beautifully presented modern top floor apartment excels in breathtaking panoramic views stretching across Ilfracombe's spectacular coastline, taking in Capstone Hill, The Torrs and The Landmark Theatre. Offering an excellent opportunity for a first time buyer looking to take their first step onto the property ladder, or an investor seeking a successful holiday let, the property combines contemporary living with an enviable coastal setting. Offered to the market with no onward chain, this is an opportunity not to be missed.

The heart of the home is the impressive open plan lounge, kitchen and dining area, thoughtfully designed to create a bright, sociable and versatile living space. A particular highlight is the large bi-fold Juliet balcony, which opens the room to the stunning coastal outlook and provides a picturesque vantage point from which to enjoy Ilfracombe's ever-changing scenery. The modern fitted kitchen is beautifully appointed with a range of integrated appliances, while a skylight floods the space with additional natural light.

The apartment offers two generously proportioned double bedrooms, both similarly sized and benefiting from built-in wardrobes, alongside ample space for additional free-standing furniture. This provides excellent flexibility for those seeking a comfortable home or an attractive holiday letting opportunity.

Completing the accommodation is a stylish modern three-piece bathroom suite, finished to complement the contemporary feel found throughout the apartment. The property also benefits from convenient loft storage, providing useful additional space for belongings.

Located approximately a five-minute walk from Ilfracombe Harbour, with its array of shops, cafés, restaurants and attractions, this superb apartment offers the perfect combination of modern coastal living, spectacular views and convenient access to everything Ilfracombe has to offer.

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

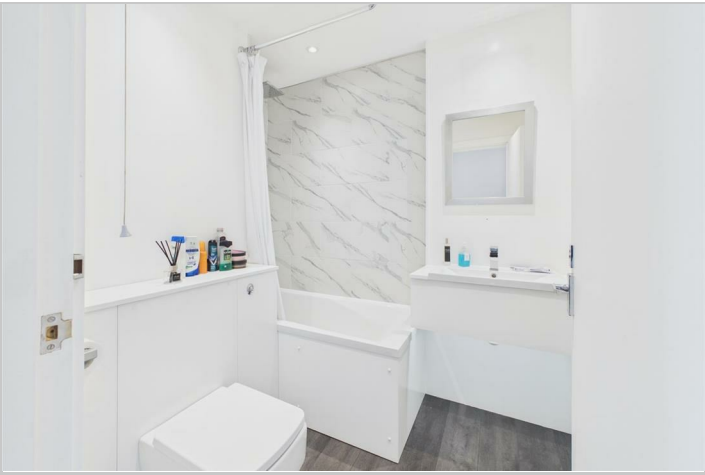
- This property has a lease of 999 years with 980 year remaining
- The annual service charge is £552.00 (£46.00PCM)
- The ground rent is £100 per year (£50 per 6 months)

Directions

From our office, this property is directly opposite on

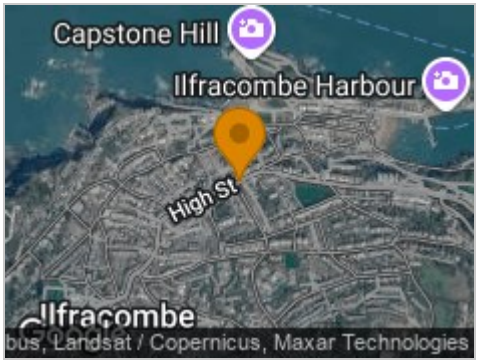
the other side of the road above Happy Wholefoods. For viewings we would recommend parking at these locations: High Street, Springfield Road, Oxford Grove car park, Oxford Grove.

What3words: instincts.energy.cities



Road Map

Hybrid Map



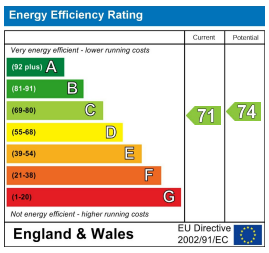
Terrain Map

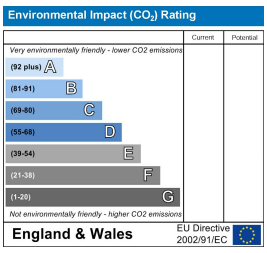
Floor Plan

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.

Energy Efficiency Graph





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