



turners



3 & 6 Marine Place

Ilfracombe, EX34 9AZ

£240,000



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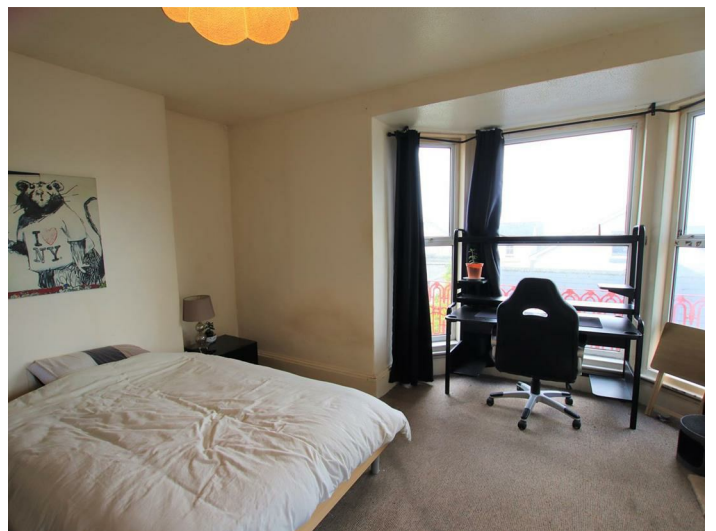


3 Marine Place is a detached property comprising of 4 flats. Tucked away behind Ilfracombe's High Street. The property benefits from coastal and sea views from its side and rear elevation while maintaining a central location close to all local amenities.

The property is broken down into 2 spacious one bedroom flats, and 2 two bedroom flats. Each commanding its own floor, with the lower ground floor flat benefiting from its own private garden and entrance. The property also comes with a detached double garage.

The flats are currently tenanted on Assured Shorthold Tenancies with a combined annual rental income of £22,800 with the potential for increased income.

The property would benefit from minor renovation and represents a fantastic investment opportunity or as great addition to a current 'buy to let' property portfolio.



Lower Ground Floor Flat

A one bedroom flat with private access and enclosed private garden. The property consists of a spacious open plan living space, galley kitchen, double bedroom and bathroom. Currently achieving £440 per calendar month.

Flat 1

A ground floor one bedroom flat with sea views, a small balcony (in need of refurbishment) and comprising of a large lounge, dual aspect kitchen, double bedroom and shower room. Currently achieving £410 per calendar month.

Flat 2

A first floor two double bedroom flat with sea views and further comprising of a lounge, kitchen with dining space and spacious bathroom. Currently achieving £525 per calendar month.

Flat 3

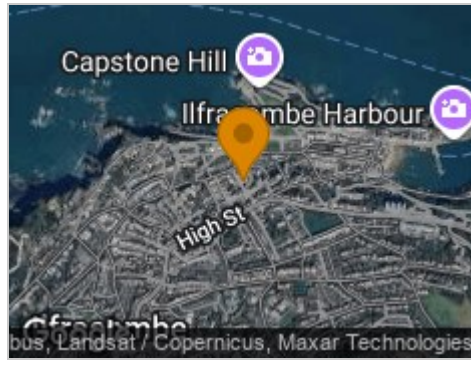
A second floor (top) two double bedroom flat with exceptional sea views and further comprising of a lounge, kitchen and bathroom. Currently achieving £525 per calendar month.



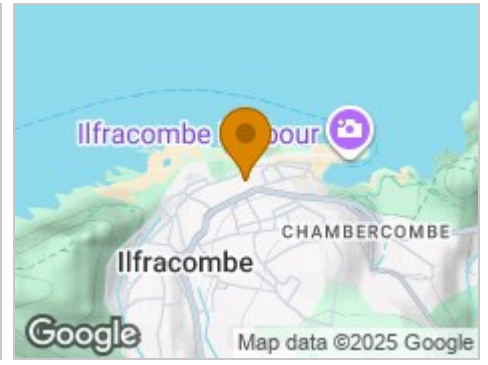
Road Map



Hybrid Map



Terrain Map



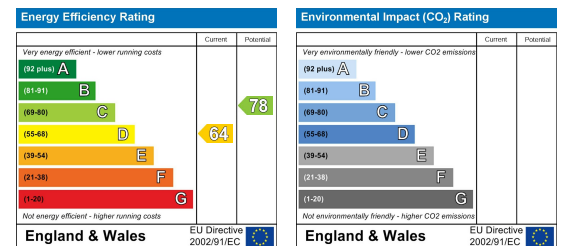
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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