



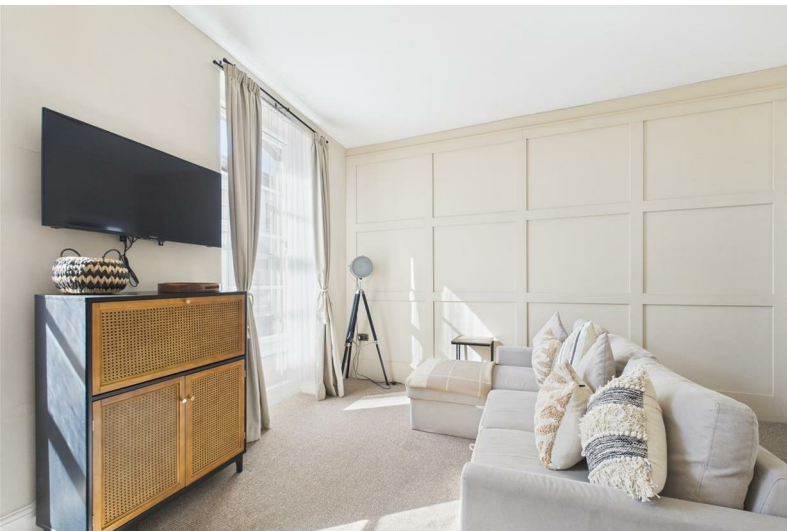
# turners



## St James Place

Ilfracombe, EX34 9BJ

Asking Price £140,000



# 17a St James Place

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This modern and stylish first floor apartment is positioned just 50 meters from the sea and Ilfracombe's popular Quay. Being only 0.5 miles to Tunnels Beach and wedding venue, a 9 minute drive to award-winning Sandy Cove wedding venue and just a 15 minute drive to Woolacombe, this apartment puts you in a prime spot to access the best parts of the local area with ease. Recently refurbished to a high standard with bespoke wood panelling and harbour style lighting design. The open-plan living area and kitchen is the perfect hub for evenings in the accommodation, and the double bedroom is tastefully decorated and makes for a relaxing place to unwind. This property will be perfect for any holiday let investors as it already has booking for 2025. With a double sofa bed as well as a double bed in the main bedroom, it can accommodate up to four guests.

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.

## Kitchen/Living Area 17'3" x 13'9" (5.27 x 4.20)

This immaculately presented open-plan living area seamlessly combines a lounge, modern fitted kitchen, and dining space. The lounge offers ample room for free-standing furniture, a wall-mounted TV, a large sash window that fills the space with natural light, a wall-mounted gas radiator, and full carpeting for comfort.

The stylish kitchen features matching wall and floor units, an integrated four-ring electric hob with an extractor fan, an integrated electric fan oven, a stainless steel sink, an integrated dishwasher, a free standing fridge-freezer, and

durable vinyl laminate flooring. The dining area accommodates a dining table and is enhanced by a large sash bay window, creating a bright and inviting atmosphere.

## Bedroom 13'7" x 8'1" (4.16 x 2.47 )

A stylish and spacious double bedroom with bespoke lighting design and built-in clothes rail that offers ample space for free-standing furniture. The room is enhanced by a large sash window that fills the space with natural light, a wall-mounted gas radiator for comfort, and full carpeting throughout, creating a warm and inviting atmosphere.

## Bathroom

8'1" x 5'9" (2.47 x 1.76)

This beautifully designed two-piece suite features a bath with a tiled splashback and an overhead shower, complemented by a sleek sink basin with a convenient storage cupboard below. Additional highlights include a wall-mounted heated towel rail, a sash window that enhances natural light, an electric extractor fan and stylish wood laminate flooring throughout.

## WC

6'0" x 2'9" (1.85 x 0.84)

This well-presented two-piece suite includes a toilet and sink basin, complemented by wood laminate flooring and a UPVC double-glazed obscure window for privacy and natural light.

## Agent Notes

This property has 999 year lease that started in 2012.

£80 per month service charge.

Set up as a holiday let business that is currently making between £8000-£10,000 annually. It is exempt for council tax for this reason.

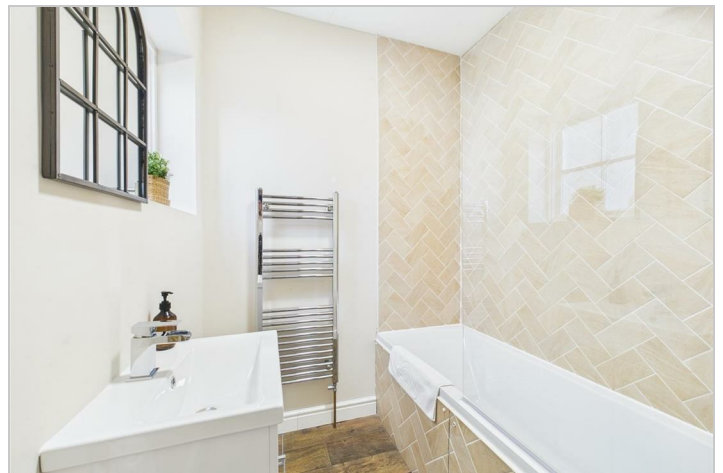
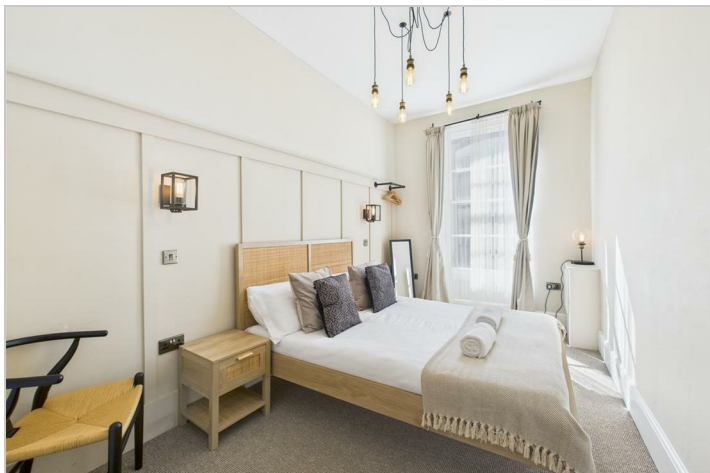
EPC to be confirmed.

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

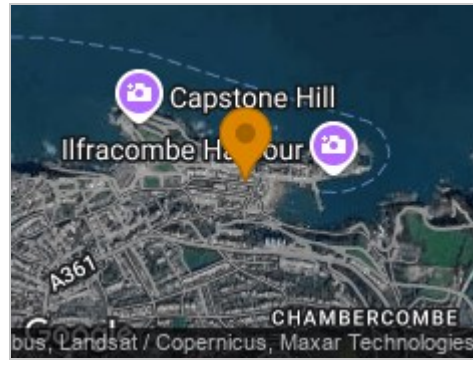
From our office head north east on the High Street/A361 towards oxford grove and then turn left on Fore Street. In 463ft turn left onto Sommers Crescent and at the end of the road, turn left onto St James Place. In 0.1 Miles the property will be on your left hand side. I would recommended to park at Ropery Road car park where the property will be a short walk away.



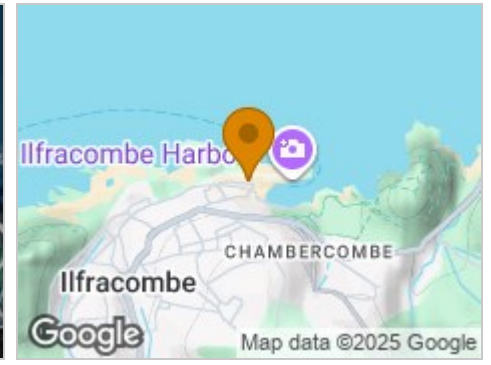
## Road Map



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

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## Energy Efficiency Graph

