turners



Market Street

Ilfracombe, EX34 9AY

Asking Price £160,000

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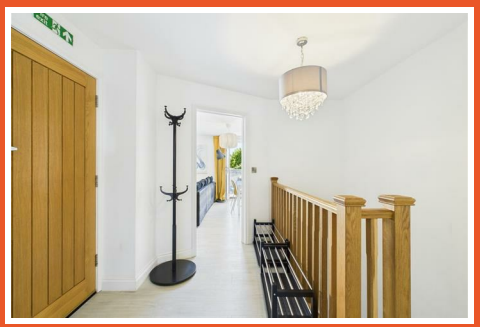




Flat 3, 2 Market Street

Ilfracombe, EX34 9AY

Asking Price £160,000







An immaculately presented ground-floor apartment ideally located just a short walk from Ilfracombe High Street and the picturesque harbour. This spacious property features two generous double bedrooms, a large lounge/diner complete with a Juliet balcony, a modern fitted kitchen and a stylish four-piece bathroom. Offered to the market chain-free, this apartment presents an excellent opportunity for a hassle-free purchase in a prime coastal location.

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbor 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.

Landing
9'1" x 6'5" (2.79 x 1.97)

A spacious landing area offering room for free-standing furniture, adding versatility to the space. It features an intercom phone system for added security and convenience, and is finished with sleek laminate flooring throughout, providing a clean and modern feel.

Living Room
21'8" x 13'10" (6.62 x 4.23)

A bright and spacious lounge diner offering ample room for free-standing lounge and dining furniture, ideal for both everyday living and entertaining. The space is filled with natural light from a UPVC double glazed Juliet balcony and a large sash window, creating a warm and inviting atmosphere. Two wall-mounted gas radiators provide comfort throughout, while wood laminate flooring adds a stylish, contemporary touch.

Kitchen
13'6" 9'8" (4.14 2.96)

A stylish and modern fitted kitchen featuring matching wall and floor units, complemented by durable tile flooring and a large sash window that fills the space with natural light. The kitchen is fully equipped with an integrated five-ring gas hob, electric fan oven, overhead extractor fan, fridge freezer, dishwasher, and a 1.5 stainless steel sink drainer. A convenient breakfast bar adds a sociable touch, making it both functional and inviting.

Hallway
6'1" x 6'0" (1.86 x 1.85)

A spacious hallway offering excellent practicality with under-stair storage and an additional storage cupboard. Finished with durable vinyl laminate flooring throughout, the space also includes a wall-mounted gas radiator, combining functionality with comfort.

Bedroom One
13'1" x 10'6" (3.99 x 3.22)

This generously sized double bedroom offering ample space for free-standing furniture, enhanced by modern UPVC double-glazed bi-fold doors that provide excellent natural light and garden access. The room also features a

wall-mounted gas radiator and stylish vinyl laminate flooring throughout, creating a contemporary and comfortable space.

Bedroom Two
13'5" x 11'1" (4.10 x 3.38)
A spacious double bedroom offering ample room for free-standing furniture, complemented by a built-in storage cupboard for added convenience. The room features a sash window allowing natural light to brighten the space, a wall-mounted gas radiator for comfort, and durable vinyl laminate flooring that adds a modern finish.

Bathroom
12'5" x 6'3" (3.80 x 1.93)
A fantastic, modern four-piece bathroom suite featuring a toilet, sink basin, bathtub, and a separate shower for added convenience. The space is enhanced by an electric extractor fan for ventilation and is finished with stylish, easy-to-maintain tile flooring throughout, creating a sleek and contemporary feel.

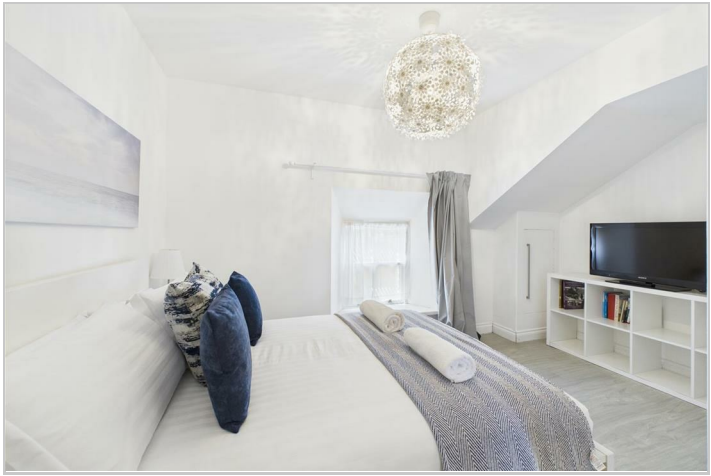
Agent Notes
This property has 985 years left remaining on a 999 year lease and also has a peppercorn ground rent £80 a month service charge.

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 south-west on High Street/A361 towards Meridian Place then turn right at the traffic lights onto Northfield Road. At the next set of lights turn right onto Wilder Road and in 0.2 miles turn right onto Avenue Road. Follow this road until you reach market street where the property will be on your right hand side. we would advise parking at the landmark car park as the property is a short walk from there.

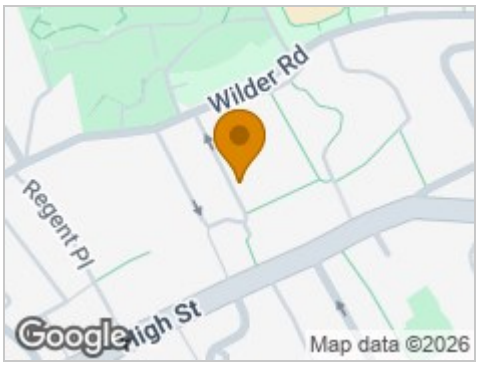




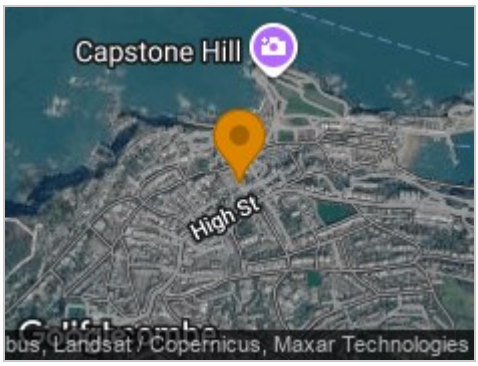




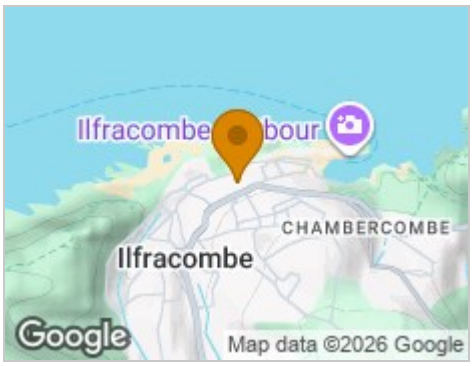
Road Map



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.

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421
Email: sales@turnerspropertycentre.co.uk
https://www.turnerspropertycentre.co.uk

Energy Efficiency Graph

