



turners



Flat 2, 1 Richmond Villas

Ilfracombe, EX34 8DF

£155,000



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A modern, first floor two bedroom apartment located in a prestigious block of three apartments. The ideal bolthole by the sea; the main living areas allow for far reaching views out towards the Bristol Channel. The property benefits from a stylishly decorated, open plan kitchen and living room, modern fitted bathroom, with large walk in shower, two bedrooms and a rear garden. The property will appeal to first time buyers, buy to let investors and people seeking a low maintenance holiday retreat.

Entrance

The property can be accessed via the external stair case leading to the side of the property and into a communal hallway.

Open Plan Lounge/Kitchen 16'10" x 12'9" (5.14 x 3.91)

The heart of this property is the open plan kitchen and living area. Offering exceptional views it is the ideal spot to take in Ilfracombe's famous sunset.

The modern fitted kitchen has been tastefully installed and ensures the best use of the space. Featuring an abundance of base level units, stylish shelving, an island/breakfast bar and solid wood work tops. There is space for a large range cooker with built in extraction above, and a granite coloured inset sink and drainer.

The living space benefits from dual aspect windows

offering an abundance of natural light and those fantastic views. There is space for a lounge suite and all other associated furnishings. The room is carpeted throughout and is designed around a decorative feature fire place that is surrounded by useful built in storage and shelving units.

Bedroom One 12'11" x 9'3" (3.95 x 2.84)

The primary bedroom is a spacious dual aspect double room with three to ceiling UPVC windows with views of the rear garden. The room is light filled and designed around a characterful brick fire place.

Bedroom Two 7'10" x 6'8" (2.41 x 2.05)

The second bedroom also benefits from a window to the rear elevation allowing for views over the rear garden. There is potential to accommodate a double

bed, but currently houses a single bed and has built in storage space.

Bathroom

10'2" x 6'5" (3.10 x 1.96)

Modernised throughout to a very high standard, this unusual large bathroom features a curved bath with shower enclosure above, a low level WC, and extended vanity unit with sink. The room is dual aspect with multiple obscure windows allowing an abundance of natural light and the walls and floors are tiled throughout. The sizeable space also makes it the perfect location for a washer/dryer with plumbing already in place.

Garden

Accessed via the side of the property and up some stairs is a garden area laid to lawn. There is space for a small outdoor table and chairs if required. A real suntrap of a garden, there is space for potted plants and shrubbery as desired. A great space to unwind in.

Directions

From our office proceed in a westerly direction along the High Street passing through the traffic lights. Turn left at the roundabout onto St. Brannocks Road then immediately fork off to the right into Station Road. The

property can be found on the right hand side with ample on street parking.

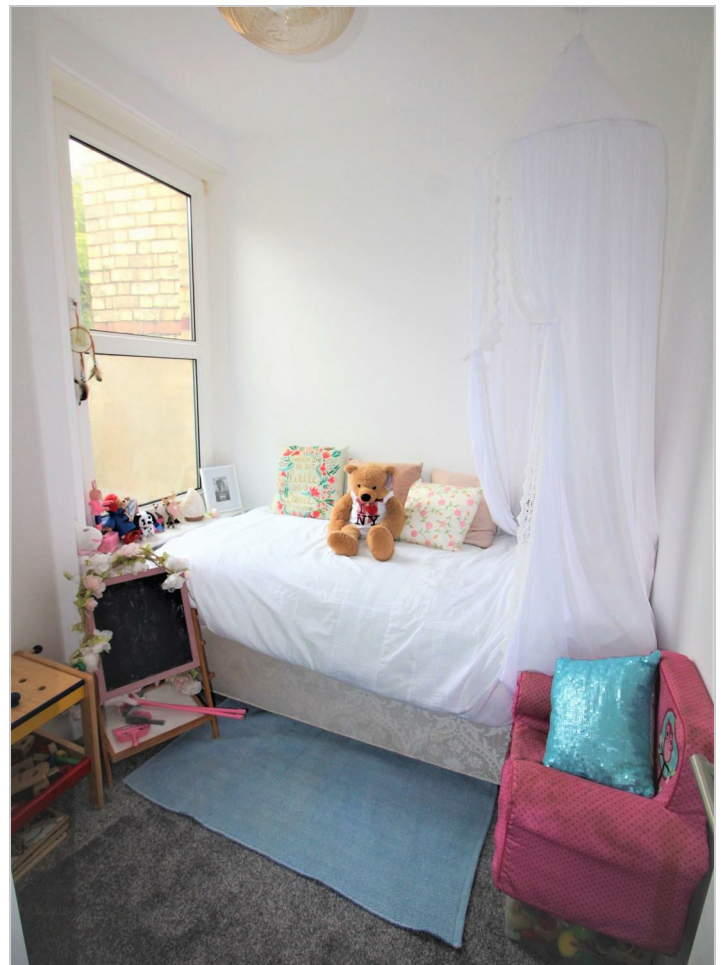
Agents Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected. The property come with 1/3 Share of the freehold.

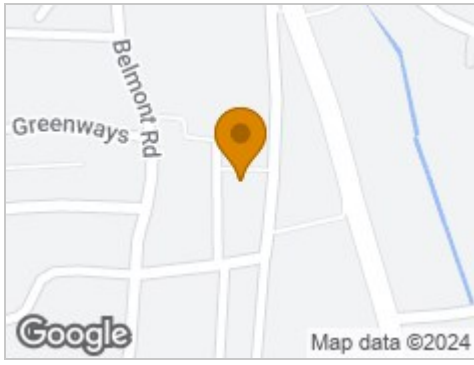
To comply with the property misdescriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Location

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 breathtaking rolling countryside, perfect for avid walkers.



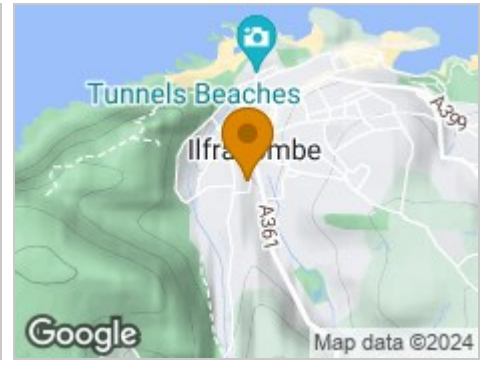
Road Map



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

