



turners



Flat 2 Langleigh Farm House

Langleigh, Ilfracombe, EX34 8BG

£140,000



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Surrounded by vast and beautifully kept communal gardens Langleigh Farm House is in a tucked away location at the back of the National Trust owned Torr's. This ground floor, one bedroom apartment, in need of some light redecoration, benefits from gas central heating and an allocated parking space.

Upon entering the communal entrance way the door to this property is on the right-hand side. The property itself comprises of a large bedroom and living room, a modern kitchen, shower room, and ample storage.

We understand the property has the remainder of a 999-year lease and a 1/7 share of the freehold. It is also understood that long-term letting is allowed within the building however holiday letting is not permitted.

The ground rent is £50 per annum, with a £60 a month service charge.

The apartment is offered for sale with no onward chain.

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 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.

Communal Entrance

The shared entrance way is well maintained and benefits from original mosaic tile flooring.

Hallway

14'1" x 3'7" (4.30 x 1.11)

The hallway is centrally located within the property and connects all rooms.

Living Room

15'3" x 16'7" (4.66 x 5.07)

The large living room has original stone features and a large window allowing for an abundance of natural light.

Bedroom

13'2" x 16'11" (4.03 x 5.18)

The bedroom similar to the living room benefits from a large bay window again allowing in an abundance of light and allowing for views across the gardens.

Kitchen

10'5" x 7'9" (3.2 x 2.38)

This well-designed kitchen comes with an integrated oven and appliances to match the decor which can be included as part of the sale.

Bathroom

6'5" x 3'7" (1.98 x 1.11)

This split level bathroom has floor-to-ceiling tiles. With shower on the upper level with toilet and sink unit on the lower level.

Agent Notes

We have been informed by the vendor that gas, electricity, water and drainage are all mains connected.

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.

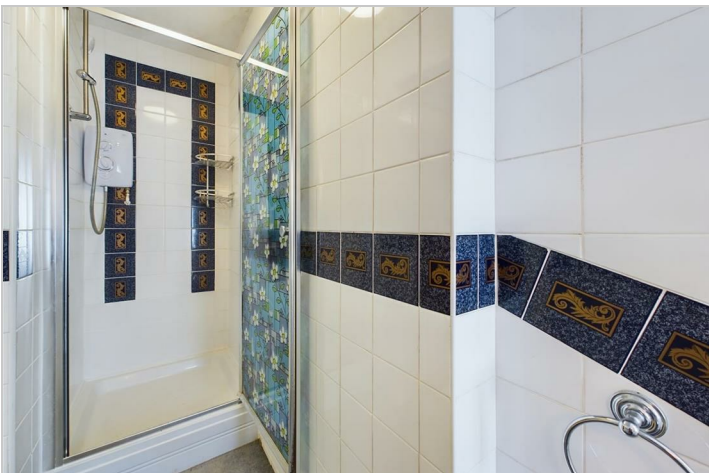
Outside

Langleigh Farm House sits on a large plot with stunning communal gardens that attract a variety of wildlife and can be enjoyed by all residents.

Directions

Entering Ilfracombe on the A361 (St Brannocks Road), towards the end, before the mini roundabout and traffic lights, bear left into Church Hill, which continues as Langleigh Road. At the end of Langleigh Road, bear right and then first left into Langleigh Park. Follow the road up a short distance before turning left onto the approach to Langleigh Farmhouse.

- Sweeping communal gardens
- Highly sought after area
- 1 bedroom apartment with views
- Large lounge and bedroom
- Modern kitchen with appliances
- Split level shower room
- Well kept communal entranceway
- Allocated parking space
- Remainder of 999 lease
- Available with no chain



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

