



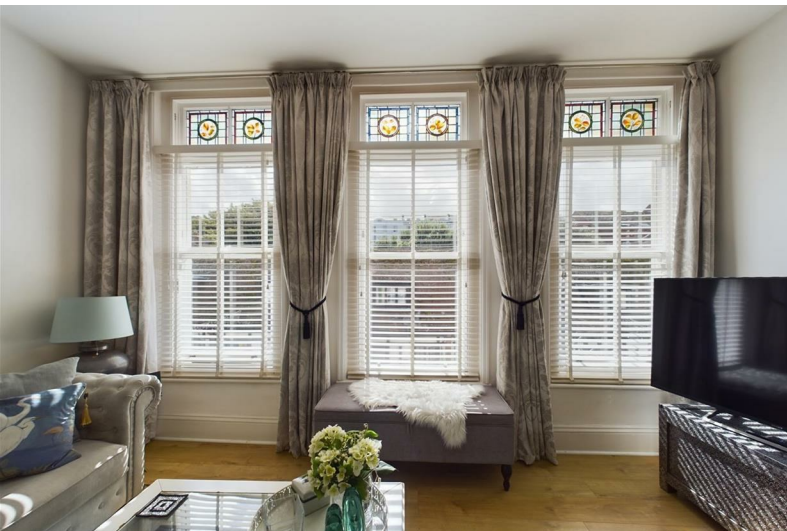
turners



High Street

Ilfracombe EX34 9DA

£150,000



Apartment 3, 26 High Street

Ilfracombe, EX34 9DA

£150,000



A perfect opportunity to acquire a two-bedroom apartment that is located within walking distance of Ilfracombe's picturesque harbour. With an abundance of local amenities including family-run butchers to handy convenience stores. This would be the ideal home for new and growing families alike or those looking to buy to let investors and people seeking a low-maintenance holiday retreat.

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 breath taking rolling countryside, perfect for avid walkers.

Hallway

Spacious hallway, centrally located giving instant access to the living area, both bedrooms and the bathroom.

Living room

19'3" x 14'8" (5.87 x 4.48)

Upon entering the lounge you are met with a wealth of natural light streaming in from the three grand double glazed windows. This living space is perfect for modern family living, comfortably accommodating a lounge area and a spacious dining area.

Kitchen

11'3" x 10'6" (3.45 x 3.21)

With light streaming in from two large front facing windows this spacious kitchen boasts a numerous of modern base and eye level units with space for appropriate white goods and space for a breakfast table.

Bathroom

5'6" x 8'7" (1.7 x 2.64)

A stylish bathroom comprising of a 3 piece suit including a toilet, wash hand basin and bath with electric shower over.

Bedroom 1 13'0" x 10'4" (3.98 x 3.17)

The largest of the two bedrooms. This room has space for a king size bed and all associated bedroom furnishings.

Bedroom 2 10'1" x 10'9" (3.09 x 3.29)

With neutral décor and a large window this room would be perfect for a home office or bedroom with a space for a double bed.

Agents Notes

The property has 245 years remaining on a 250 year lease.

The annual service charge is £1,100 and the annual ground rent is £100.

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

To comply with the property mis-descriptions act we

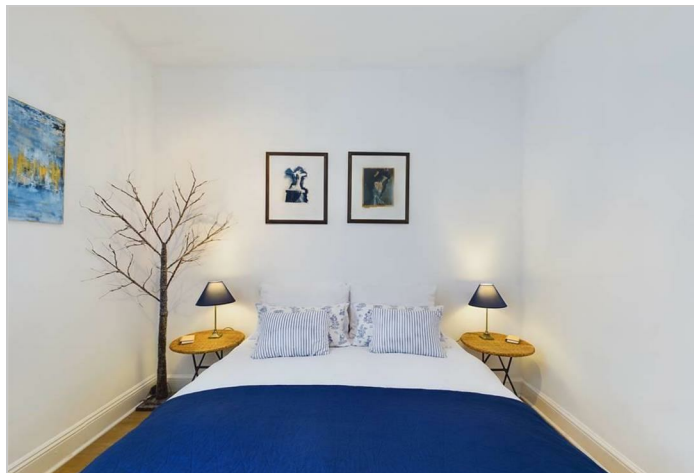
must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy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

Directions

From our office on the high street head in a westerly direction for 67 yards where the property can be found on your right hand side.



- Walking distance from Ilfracombe harbour
- Spacious living area, perfect for growing families
- Modern interior
- Recently refurbished in 2021
- Two double bedrooms



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.

135 High Street, Ilfracombe, Devon, EX34 9EZ

Tel: 01271 866421 Email:

sales@turnerspropertycentre.co.uk <https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

