



turners



Bayview Point 7 High Street

Ilfracombe, EX34 9DF

Asking Price £170,000



Bayview Point 7 High Street

Ilfracombe, EX34 9DF

Asking Price £170,000



A staggeringly large three bedroom apartment with over 105m² of floorspace covering the entirety of the third floor. This impressive property boasts panoramic views of the sea and Ilfracombe's famous Capstone. Centrally located and close to all local amenities, Bayview comprises of three large double bedrooms, spacious kitchen/diner and living room, both enjoying incredible sea views.

Forming part of a well run block of 4, these apartments benefit from a delightful communal garden area with its own panoramic sea views and seating area. This property is currently tenanted on an Assured Shorthold Tenancy and would be suitable for investment, a large family home, or holiday let.

It comes with a new 999 lease with the freeholder looking to give a share of freehold once his remaining assets in the block are sold. The monthly service charge is £60 with no yearly ground rent. Other benefits include a redundant fire escape that could be easily converted into a sea facing balcony.

We highly recommend you view the virtual tour to see all this fabulous property has to offer.

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.

Hallway

7'7" x 8'0" (2.33 x 2.46)

An enormous hallway giving a real sense of grandeur and perfect for storing coats and shoes.

Lounge

15'8" x 11'2" (4.8 x 3.42)

A spacious living room with exceptional sea views and large panelled sash windows that allow the light to stream into the room. Off the lounge is a redundant fire escape in excellent condition with the potential to easily be converted into a sea facing balcony, something that would really give this property the wow factor.

Kitchen

15'8" x 11'2" (4.78 x 3.41)

A generous kitchen/diner with large panelled sash windows boasting panoramic sea views and allowing for an abundance of natural light. This expansive kitchen currently comprises of base level units, inset stainless sink and drainer and space for all modern day white goods. While the kitchen itself could benefit from some modernisation, the size of the room allows somebody the opportunity to create a very special kitchen/dining space.

Bedroom One

15'9" x 11'0" (4.82 x 3.37)

A substantial primary bedroom with south facing windows and ample room for a super king size bed and all other bedroom furnishings.

Bedroom Two

15'9" x 11'1" (4.81 x 3.39)

Identical in size to bedroom one, enjoying the same south facing aspect, large panelled sash windows and enough space to classify the room a suite rather than a standard bedroom.

Bedroom Three

11'8" x 8'0" (3.57 x 2.45)

The smallest of the three bedrooms, that would constitute as a master bedroom in most new build properties. A south facing double bedroom with ample room for a bed size of your choice and all other modern day furnishings.

Bathroom

11'8" x 7'10" (3.58 x 2.4)

A generously sized sea facing bathroom comprising of a panel enclosed bath, toilet and hand wash basin. The room offers plenty of additional space for a walk in shower cubicle if desired.

Storage Room

7'8" x 7'1" (2.34 x 2.18)

A large storage room off the central hallway that could feasibly be converted into an additional bathroom or home office.

Outside

Off the lounge is the potential for the conversion of a sea facing balcony.

The property enjoys a large communal garden and seating area with sea views, a great space for all residents to enjoy during the long summer evenings.

Agents Notes

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

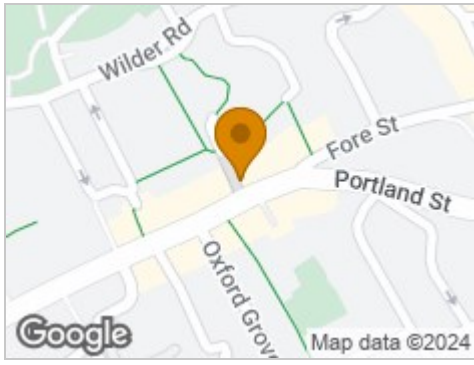
There is a brand new 999 year lease.

The monthly service charge is £60 and there is no ground rent payable.

To comply with the property misdescriptions act we must inform all prospective purchasers that the measurement are taken by an electronic tape measure and are provided as a guide only, they should not be used as accurate measurements. We have not tested any mains services, therefore prospective purchasers should satisfy themselves before committing to purchase.



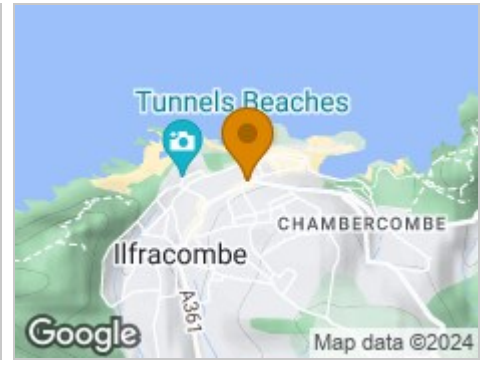
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 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.

4 Cedar House Caen Street, Braunton, EX33 1AH
Tel: 01271 815651 Email: rentals@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

