



# turners



## Hillsborough Terrace

Ilfracombe, EX34 9NR

£95,000



# Flat 5, 6 Hillsborough Terrace

Ilfracombe, EX34 9NR

**£95,000**



Set over three floors, this unique one bedroom apartment forms part of a Georgian Block set back from the road on the popular Hillsborough Terrace. The property is entered on the first floor of the building and offers well proportioned rooms throughout as well as a private south facing courtyard. Other benefits include gas central heating.

The property is being sold with a share of the freehold and is available vacant possession, however is currently tenanted at £550pcm and provides an excellent investment opportunity even in the current climate.

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 Australia's Golden Coast and Malibu in California.

- One bedroom apartment set over three floors
- Situated in a Georgian property, set back from the road
- Private south facing rear courtyard
- Entered on the first floor of the building
- One of five apartments in a well maintained block
- Gas central heating
- Great buy to let investment opportunity
- Sold with a share of the freehold



### Landing

9'1" x 8'3" (2.79 x 2.53)

You enter the property into a spacious hallway with a recessed window offering a huge amount of natural light. You have the living room in front of you with stairs leading up to the bedroom and bathroom and down to the kitchen and outdoor terrace.

### Living Room

8'7" x 8'7" (2.63 x 2.63)

A small but well-proportioned living room with two windows that allow an abundance of natural light to enter the space.

### Bedroom

12'6" x 8'8" (3.83 x 2.65)

Located upstairs, this large double bedroom is well proportioned with additional storage space.

### Bathroom

5'5" x 5'2" (1.66 x 1.6)

Small but functional. This bathroom is situated adjacent to the bedroom and comprises of a bath with shower above, low level WC and pedestal wash basin.

### Hallway

8'10" x 7'10" (2.7 x 2.4)

This hallway leading to the kitchen and outdoor terrace offers ample space for utilities and storage.

### Kitchen

8'1" x 7'9" (2.48 x 2.38)

In excellent condition, this spacious kitchen offers integrated appliances and consists of base and eye level units, inset stainless steel sink and drainer and tiled floors and splash back.

### Terrace

15'7" x 5'2" (4.75 x 1.6)

The terrace provides a nice secluded outdoor space with room for table and chairs, perfect for Al-fresco dining in the long summer evenings.

### Directions

From Ilfracombe High Street proceed in an easterly direction which becomes Portland Street. Follow the road along and Hillsborough Terrace can be found elevated on the right hand side just before the traffic lights.

### Agent Notes

We have been informed by the vendor that there remains 980 years of a 999 lease.

The property is sold with a share of freehold.

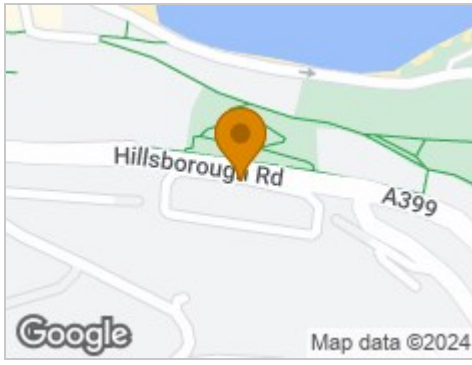
The monthly service charge is £116.67.

The lease dictates no pets are allowed to be kept at the property without the consent of all other freeholders.

The property is being sold with a 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.



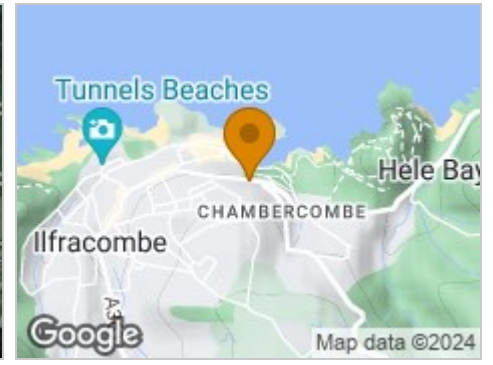
## Road Map



## 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

