



turners



High Street

Ilfracombe, Devon, EX34 9EY

£135,000



125a High Street

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A well presented three bedroom maisonette set over two floors and with its own private entrance. Conveniently located in the heart of Ilfracombe High Street this property retains many of its original features with its external appearance particularly characterful. The property itself comprises of two large bedrooms and one smaller bedroom, separate kitchen and lounge, and a modern fitted bathroom with shower over bath. It is presented to a high standard, and suitable for a long-term family home or perfect buy to let investment. Other benefits include gas central heating and double glazing throughout.

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.

Hallway

5'4" x 2'11" (1.65 x 0.9)

Private entrance with stairs leading to the maisonette on the first floor.

Living Room

13'10" x 11'6" (4.22 x 3.52)

A generously sized living room designed around a centralised tiled fire place. This front aspect room has maintained the original panel windows adding charm and character in an otherwise modern finish room.

Kitchen

13'5" x 11'7" (4.11 x 3.54)

A large rear aspect room with ample space for a family dining table and chairs. The kitchen comprises of base and eye level units, inset stainless steel sink and drainer and space for all modern day appliances. There is a back door that leads out to a washing drying area.

Bedroom Three

7'10" x 6'10" (2.39 x 2.09)

The smallest of the bedrooms, situated on the lower floor of the maisonette, this would make a perfect children's bedroom or study/home office.

Landing

12'9" x 4'0" (3.91 x 1.22)

A spacious landing giving direct access to all three bedrooms.

Bedroom One

11'0" x 11'7" (3.36 x 3.54)

Situated on the second floor, the largest of the three bedrooms has a dormer window and ample space for a bed size of your choice and all other associated furnishings.

Bedroom Two

9'4" x 11'5" (2.85 x 3.5)

Adjacent to bedroom one, another double room with large dormer window and plenty of space for a king size bed and other bedrooms furnishings.

Bathroom

6'2" x 6'9" (1.89 x 2.08)

A modern fitted bathroom with tiled walls and vinyl floor, a UPVC obscure window and comprising of; a

bath with shower above, low level wc and pedestal wash basin.

Agents Notes

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

The property is being sold with 94 years remaining on a 125 year lease.

To comply with the property misdescriptions act we must inform all prospective purchaser 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.



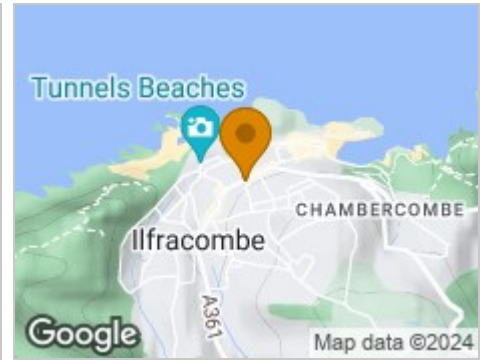
Road Map



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

