



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022.



1 Bedroom Basement Flat -
Lower Ground Floor Flat, 1A, 6 Sommers Villas Sommers Crescent, Ilfracombe, Devon, EX34 9DP

Guide Price

£110,000

- 1 Bedroom & Study Room
- Ideal First Time Purchase
- Courtyard Garden
- Spacious Accommodation
- Bolt Hole Retreat
- Must Be Viewed
- Central Position
- Bathroom
- EPC: F

Directions

From Braunton square continue straight on signposted to Ilfracombe. Continue on this road and at Mullacott Cross roundabout continue on and proceed down along St Brannocks Road and on into the town. At the traffic lights continue ahead into the High Street, proceed to the far end of the High Street where there is a fork in the road, here bear left into Fore Street, continue down the road taking the first left turn into Sommers Villas where the property is found after a short distance on your right hand side

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Entrance Hall

4.50m x 2.06m (14'9 x 6'9)

Sitting Room

4.29m x 3.66m (14'1 x 12'0)

Kitchen

2.67m x 2.06m (8'9 x 6'9)

Bedroom 1

4.22m x 3.96m (13'10 x 13'0)

Study Office

3.10m x 2.06m (10'2 x 6'9)

Bathroom

2.46m x 1.93m (8'1 x 6'4)

No Onward Chain

Perfect First Time Home

Courtyard Garden

Overview

This is an excellent opportunity to acquire a lower ground floor self contained flat situated within a convenient central position located within a matter paces to Ilfracombe High Street and is also within a stones throw to the promenade and sea front. Flat 1a Sommers Villas provides a great opportunity to stamp ones own mark upon. The agents consider the property an ideal first time purchase or will be of particular interest to those purchasers looking for a lock up and leave bolt hole retreat. The property benefits from a wet electric heating system, part PVC and sash style windows, along with attractive oak effect flooring to the majority furthermore, there is no ongoing chain therefore, the property can be occupied with the minimum of delay.

Briefly the internal accommodation comprises entrance door to flat with staircase leading to the lower ground floor and inner hall serving all rooms, the under stairs cupboard houses the electric wet heating system. The sitting room is a well proportioned room with double doors that leads out into the enclosed courtyard garden and has a useful storeroom. The garden has double timber gates that lead to the rear of the building and side passageway providing access back to the front of the property. The kitchen has ample base and wall units finished with cream shaker style door fronted units, along with solid wood working surfaces with inset stainless steel sink unit. electric hob and electric oven below. Bedroom 1 is an extremely spacious double room with fitted cupboards, furthermore there is also the advantage of an office / study room therefore, ideal for those buyers that require the ability and comfort to work from home. This room could also be used as a single bedroom if required. The bathroom comprises of a 3 piece white suite to include bath with shower over, WC and full pedestal wash hand basin.

The agents advise an internal viewing to appreciate the deceptive accommodation and the convenient central position the apartment occupies.

Outside

Ilfracombe itself is a good sized Victorian seaside town and caters well for its inhabitants having a bustling High Street lined with, banks and cafes, only a few minutes walk away. There is a wide variety of independent shops, along with a range of supermarkets including Tesco, Lidl and Co-Op. There are three schools within the town to cater for all ages to include an Infant & junior School, and Secondary/Sixth Form School.

For entertainment, the award-winning Landmark Theatre is on the Promenade, whilst there is also a 3 screen cinema, a swimming pool and a golf course. The very attractive harbour has a further selection of shops and art galleries, and Damien Hirst's 25m high 'Verity' stands proud on the pier. The South West Coast Path runs through the town and opens up many miles of superb walks along the rugged North Devon coastline with it's spectacular scenery and views over the Bristol Channel.

Services

Mains electric, water and drainage.

Council Tax band

A

EPC Rating

TBC

Tenure

Leasehold - Share of Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on 01271 814114

