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Bayview Point 7 High Street

Ilfracombe, EX34 9DF

£185,000



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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.

A staggeringly large three bedroom apartment of over 105m2 covers the entirety of the first floor of this well run block of 4 apartments.

Tucked away just off the High Street down Victoria Passage which itself leads down towards Wildermouth Bay

Panoramic views of the sea and Ilfracombe's famous capstone.

In need of modernization to really maximize the value of this stunningly situated apartment.

This property comprises of three large double bedrooms, spacious kitchen and dining area, bathroom and separate WC, and vast amounts of storage.

Would be suitable for investment, a large family home, or holiday let. Spacious kitchen and dining area

These apartments benefit from a large communal garden area with its own panoramic views as pictured. It has been outlined as part of the floorplan to demonstrate where it is situated in relation to the apartment itself.

Apartments of this size and quality scarcely become available and is ready for immediate sale.

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.

The communal areas are currently being renovated and these works will be ongoing throughout 2024 at the cost of the current building owners.

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.

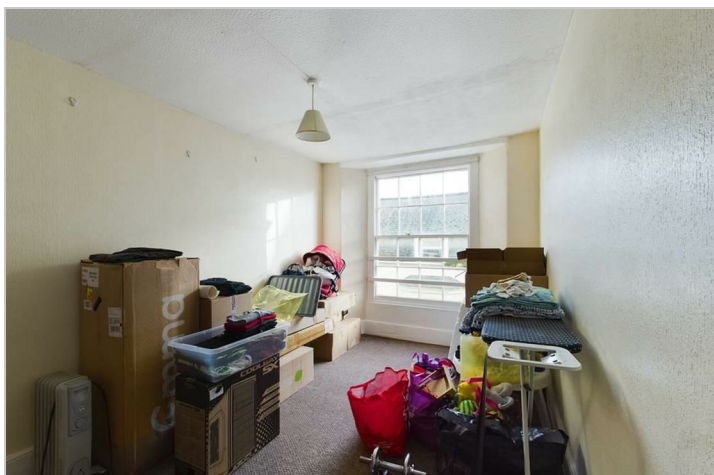
Agents Notes

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

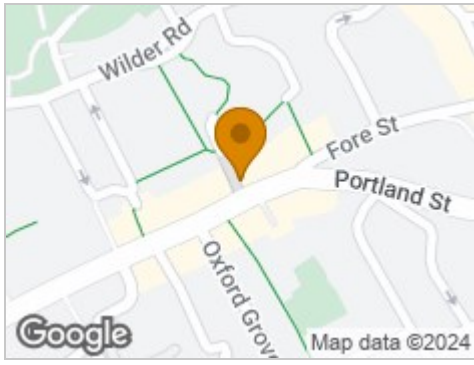
There is a brand new 999 year lease.

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.



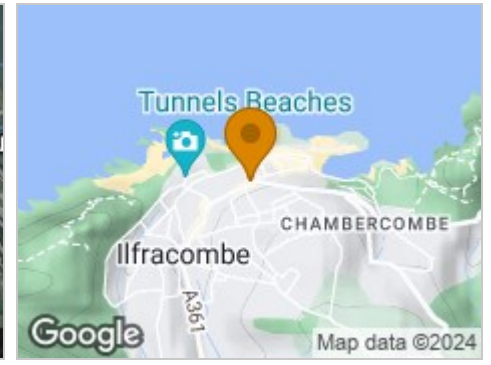
Road Map



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.

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Energy Efficiency Graph

