



# turners



## Apartment 2, 22 High Street, Devon, EX34 9DA

**£130,000**

This expansive and well maintained, two bedroom apartment is located on the first floor. Close to all local amenities, the property boasts well-proportioned bedrooms, an open plan kitchen and living room with modern bathroom. The ideal investment property or first time buy, this property also benefits from a new 999-year lease. The option to take the property furnished is an option and can be discussed.

Iffracombe 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.

### Entrance Hall 5'7" x 2'11" (1.71 x 0.9)

Accessed via the communal hallway. The entrance has ample space for hanging coats and storing shoes.

### Master Bedroom 20'2" x 12'4" (6.17 x 3.76)

A truly vast and expansive master bedroom, with space for a king sized bed, sofa suite and all associated bedroom furnishings. There is a window to the front elevation of the property for natural light. The room also features a walk in wardrobe for added convenience and luxury. Other key benefits include carpeting throughout, wall mounted electric radiator and pendant lighting.

### Kitchen/Living Room 28'4" x 9'10" (8.65 x 3.00)

A very well proportioned, open plan living room and kitchen. The layout ensures the space remains open and social. The modern kitchen features base and eye level units, integrated oven, hob and extractor and an abundance of work surface space. The counter top serves as a breakfast bar, or dining area. There is pendant lighting and plumbing for all white goods. The living room has been neutrally decorated and has a large uPVC window to the front elevation. There is carpeting throughout and a wall mounted radiator.

### Bathroom 9'10" x 5'2" (3 x 1.6)

The bathroom is well maintained and features a wall mounted shower unit over an enclosed panel bathtub. The walls are a mixture of decorative tiles for ease and there is tiled flooring throughout. Other features include a porcelain hand basin, WC, extractor fan and heated towel rail.

### Bedroom 2

The second bedroom, at the rear of the property, is also a very good sized double room. There is built in storage down one side for added convenience. The room could easily house a large double bed and all associated bedroom furnishings. The uPVC window to the rear elevation allows for an abundance of natural light. Other features include wall mounted electric radiator and carpeting throughout.

### Agents Notes

We have been informed by the vendor of the following: electric, water and drainage are all mains connected. There is an integrated alarm systems servicing all flats. The flats will all be sold with 997 years of a brand new 999 year lease. The service charge for the apartment is £75pcm.

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.

### Directions

From our office turn left, cross the road and 22 High Street will appear (Devon Barbers). Walk down the alleyway and the front door to the block is located on your righthand side.





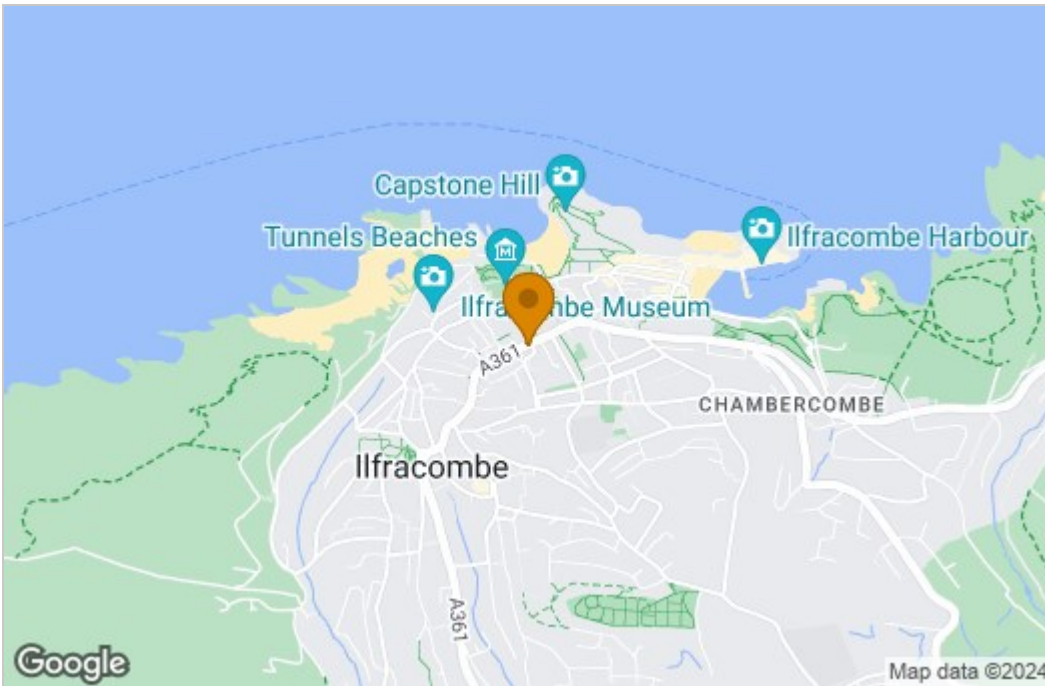
# Floor Plan

GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.

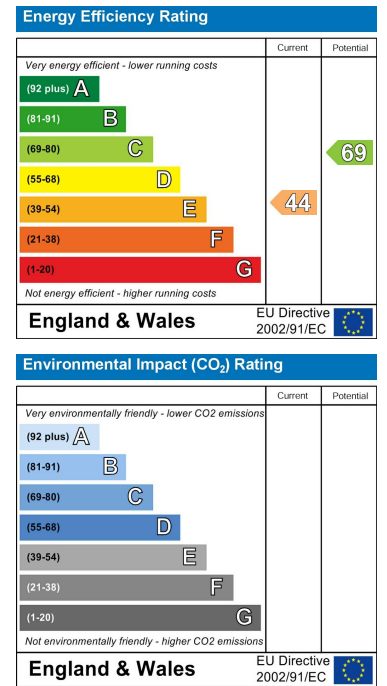


TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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# Area Map



# Energy Efficiency Graph



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.

135 High Street, Ilfracombe, Devon, EX34 9EZ  
Tel: 01271 866421 Email: sales@turnerspropertycentre.co.uk <https://www.turnerspropertycentre.co.uk>