



# turners



## 13 Cove View Sommers Crescent

Ilfracombe, EX34 9FH

**£365,000**



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The Cambria is a beautiful two bedroom apartment with breathtaking sea views from every room. The property has been maintained to an incredibly high standard and is currently utilised as a successful holiday let. Sitting in an enviable location at the centre of Ilfracombe sea front, the apartment comes with no fewer than four balconies, each with their own individual outlook. Other major benefits include an allocated parking space, double glazing, gas central heating and access to all floors via a communal stairs or passenger lift.

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

13'3" x 3'1" (4.05 x 0.96)

A centralised hallway giving direct access to every room.

## Lounge/Kitchen/Dining Area

29'1" x 17'4" (8.87 x 5.30)

The heart of the home is this very impressive open planning living space that incorporates the lounge, kitchen and dining room giving the property a very bright and modern feel. The kitchen comprises of high quality, high gloss fitted base and wall units complimented by a range of integrated appliances and a breakfast bar kitchen island with stainless steel sink and drainer. From the lounge and Dining area two large bay windows allow access to the front balcony with downlights through the space to creating a stylish

ambiance. Captivating panoramic views across Ilfracombe and the Bristol Channel can be enjoyed and admired from here. Additional storage has been added to house household items. A double glazed door leads to large private balcony, perfect for al fresco dining with a stunning backdrop.

## Bedroom One

16'7" x 11'7" (5.08 x 3.55)

A beautifully presented primary bedroom with two double glazed doors leading to a large private balcony with views from the bed out over Wildersmouth Beach and the Bristol Channel beyond. The room is bright and airy and provides an abundance of space for all modern day bedroom furnishings.

Tel: 01271 866421

### En-suite

8'3" x 2'7" (2.52 x 0.81)

A fully tiled en-suite comprising of; a walk in shower cubicle, low level WC and pedestal wash hand basin.

### Bedroom Two

A quirky double bedroom that has cleverly utilised the space available and has a sizeable built-in wardrobe and its own private balcony, taking in the views over Hillsborough Hill and Ilfracombe Harbour.

### Bathroom

8'1" x 6'9" (2.47 x 2.08)

A family bathroom finished to a very high standard with tiled wall coverings and flooring. Continuing a running theme throughout the property, the bathroom has exceptional sea views and direct access onto one of the many balconies. The room itself comprises of a bath with shower above, low level WC and pedestal hand basin.

### Outside

The apartment boasts no less than four private balconies that all enjoy spectacular sea views from a variety of different angles.

### Storage Room

The apartment also comes with a large private storage

room in the basement, perfect for storing sports and beach equipment along with any other necessities.

### Agents Notes

The property is leasehold with the balance of an original 999 year lease.

The Freehold is vested in the Management Company Coveview Management number 2 Limited, which is made up of the four apartment owners.

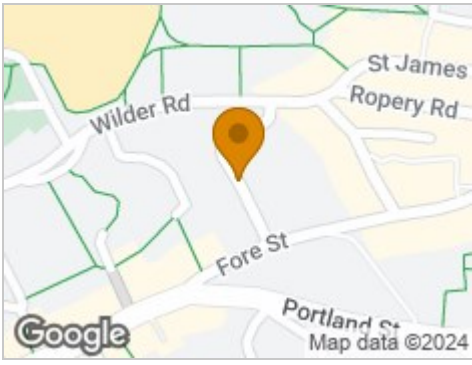
The service charge for this apartment is currently £150 per month and that includes contributions to the maintenance and upkeep of the communal and external areas of the building and the building insurance premium. There is a significant sinking fund that has built up over the years providing a great nest egg for future works as and when required on the building.

### Directions

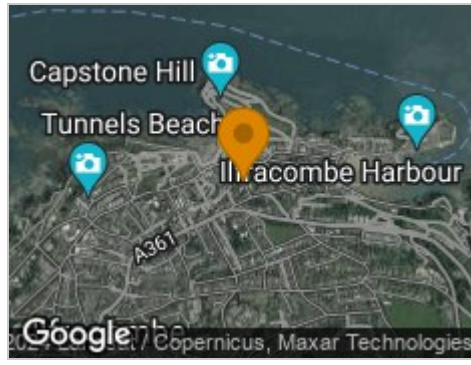
Proceed from our offices in an easterly direction along the High Street. At the of the High Street bear off left into Fore Street and follow the road around to the left into Sommers Crescent. Cove View Apartments will be found on the right hand side.



## 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.

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## Energy Efficiency Graph

