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Flat 1, 7 High Street

Ilfracombe, EX34 9DF

Auction Guide £150,000



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Available via online auction on starting on 28th April 2023.

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

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

This property comprises 3 large double bedrooms with sash windows overlooking the High Street.

Spacious kitchen and dining area with sea views would benefit from modernization but not essential.

The living room currently being used as a bedroom has its own sea views and balcony potential.

The large bathroom comes with shower over bath and separate WC.

Part of a well run block of 4, these apartments benefit from a large communal garden area with its own panoramic views.

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

The property is has a rental potential of between £800-1200pcm depending on scale of refurbishment and would be suitable for investment, a large family home, or holiday let.

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 2023 at the cost of the current owners.

Entrance Hall

7'9" x 8'7" (2.38 x 2.64)

Living Room

15'7" x 11'7" (4.76 x 3.55)

Kitchen

15'5" x 9'3" (4.7 x 2.83)

Bedroom 1

15'7" x 11'0" (4.76 x 3.37)

Bedroom 2

15'8" x 10'9" (4.79 x 3.28)

Bedroom 3

12'1" x 8'9" (3.69 x 2.68)

Bathroom

5'8" x 6'0" (1.74 x 1.85)

WC

4'3" x 5'7" (1.3 x 1.71)

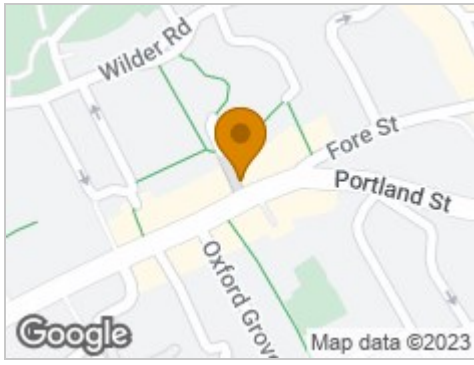
The town of Ilfracombe itself has a variety of small independent shops as well as larger supermarkets including Tesco, Lidl and Co-Op. There are schools for all ages, a health care centre, cottage hospital, theatre, post office and a bank.

The picturesque seafront and harbour has further shops, bars and some fantastic restaurants. Wildersmouth Beach and the famous Victorian handcrafted Tunnels Beach are along the Esplanade which leads to the harbour area. The renowned artist Damien Hirst's influence can be felt by the addition of many art galleries which have appeared over recent years, together with his majestic 60' tall 'Verity' statue at the harbour mouth.

Barnstaple, North Devon's main trading centre is approximately 12 miles away with many of the big name shops and rail link to the intercity network at Tiverton. North Devon has a huge amount to offer with fabulous golden sands and surfing beaches at Woolacombe, Croyde and Saunton, just a short car ride away and Exmoor National Park is within easy reach and enjoys some breath taking scenery and mile and miles of walking.



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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135 High Street, Ilfracombe, Devon, EX34 9EZ

Tel: 01271 866421 Email:

sales@turnerspropertycentre.co.uk <https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

