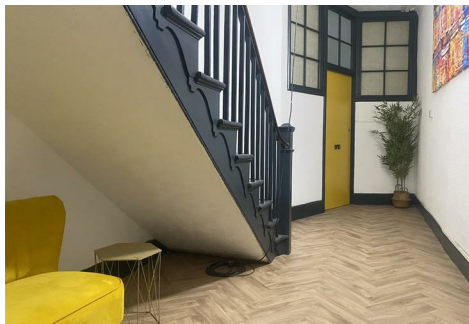




turners



The Baycomber, 7 High Street Ilfracombe, EX34 9DF

£165,000

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.

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)



The communal areas are currently being renovated and these works will be ongoing throughout 2025 at the cost of the current building owners.

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

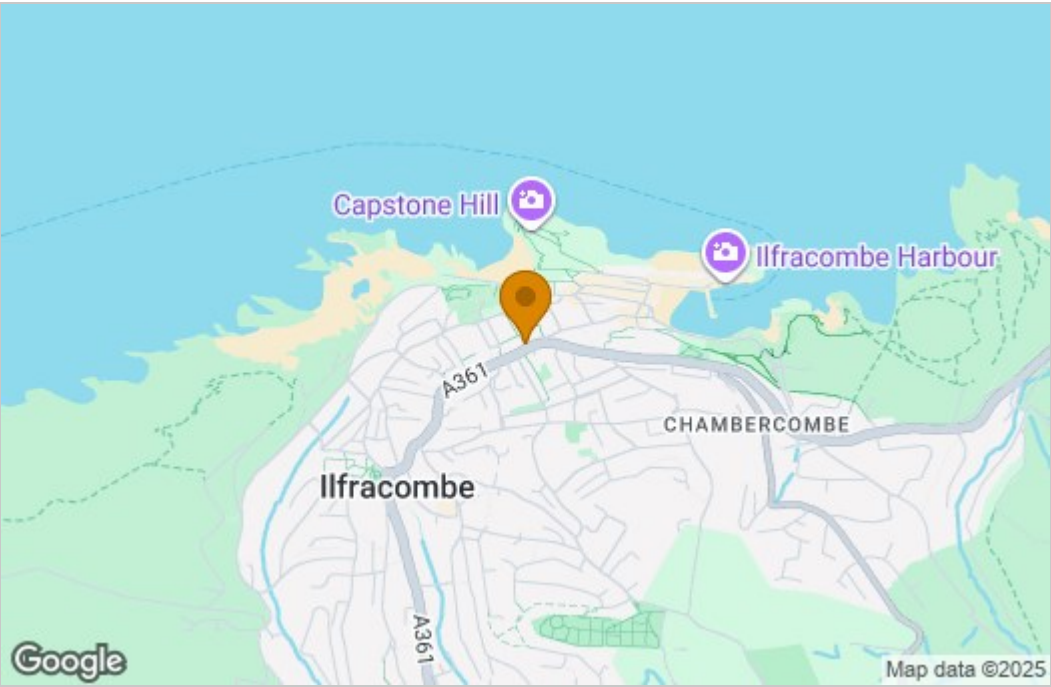
WC 4'3" x 5'7" (1.3 x 1.71)



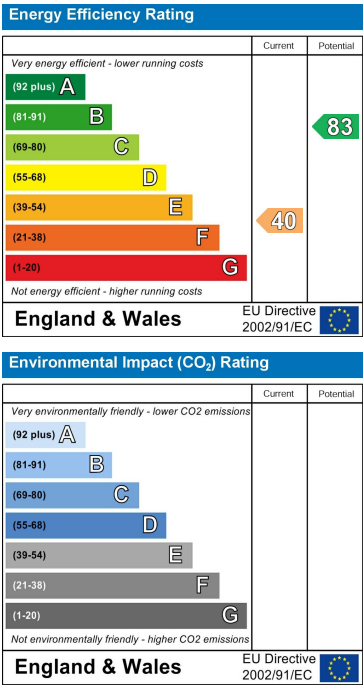
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.