



# turners



## Flat 1 Gloucester House

Wilder Road, Ilfracombe, EX34 8BS

£112,000



P PRIVATE PARKING

# Flat 1, Gloucester House

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A spacious duplex flat situated on the ground floor of a former Victorian semi-detached hotel which was converted into self contained properties. This one bedroom property benefits from a low maintenance rear communal courtyard, private entrance, an allocated parking and is just a short walk from Ilfracombe sea front and the town centre. With a spacious lounge, modern fitted kitchen and double bedroom this property would make an ideal first time buy or BTL investment. Other benefits include gas central heating and double glazed windows throughout.

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 the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

## Hallway

3'10" x 2'10" (1.17 x 0.88)

A spacious entrance hallway, ideal for storing shoes and coats.

## Living Room

13'10" x 16'10" (4.24 x 5.15)

A large, bright living room with both rear and front-facing windows. There is ample space for a sofa and other living room furniture.

## Kitchen

20'4" x 7'9" (6.20 x 2.37)

A rear aspect, modern and well appointed kitchen with ample base and eye level cupboards, wooden countertops and inset stainless steel sink and drainer. The flooring and splash backs are tiled in neutral colours and there is a built in oven and hob with space for all other essential white goods.

### Landing

2'9" x 5'1" (0.85 x 1.56 )

A well-lit landing providing access to all rooms on this floor.

### Agents Notes.

We have been informed by the vendor of the following:

There are 969 years left of a 999 year lease.

