



# turners



## High Street

Ilfracombe, EX34 9QB

£105,000



# Flat 2a, 52 High Street

Ilfracombe, EX34 9QB

**£105,000**



A fantastic opportunity to acquire a beautifully presented one bedroom flat situated on the second floor with delightful countryside views. Within close proximity to Ilfracombe's town centre, local amenities and scenic coast line; this would be an absolute steal for any first time buyer or investors. The property includes a homely open plan kitchen and living space, large double bedroom and a well presented three piece bathroom suite.

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.

## Open Plan Lounge Kitchen Diner

18'2" x 14'11" (5.55 x 4.56)

The highlight of the property is the open plan kitchen and living space. The modern fitted kitchen is a blessing for those who love to cook as it provides plenty of floor and wall units, electric four ring hob with fan oven below, stainless steel sink, space for a fridge freezer, space and plumbing for a washing machine and a breakfast bar for dining. The lounge space provides plenty of room for a sofa, TV and any additionally free standing lounge

furniture. The large sash window that provides distant views of the Torrs, allows plenty of light to create a warm homely feeling.

## Bedroom

18'5" x 10'10" (5.63 x 3.31)

This large double bedroom provides ample space for any sized bed of choice and all free standing furniture. This bedroom benefits from a large sash window allowing plenty of light into the property and stunning views towards the Torrs.



## Bathroom

5'1" x 9'8" (1.57 x 2.95)

A spacious three piece bathroom suite with a sink basin, toilet, bath with a shower over head and benefits from tile splash back surround throughout. The room also includes an electric heated towel rail, electric shaver point and extractor fan.

## Agents Notes

We have been informed by the vendor of the following: electric, water and drainage are all mains connected.

The property is leasehold with a share of the freehold. The lease is 999 years with 991 years remaining.

The monthly service charge is £75.

Holiday letting is not permitted.

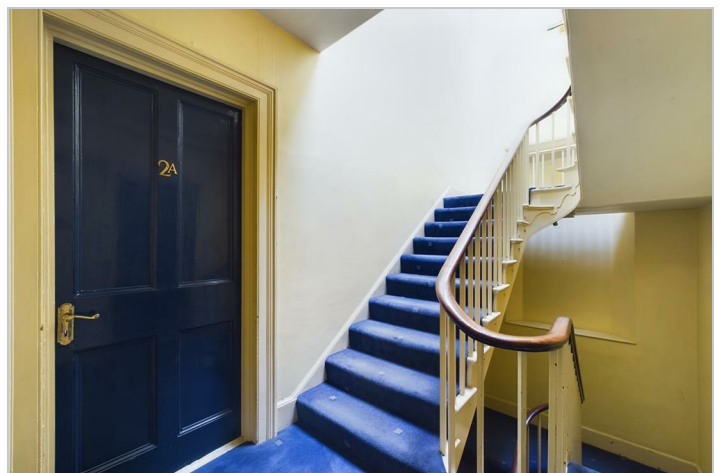
To comply with the property misdescriptions act we must inform all prospective purchaser that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or

fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

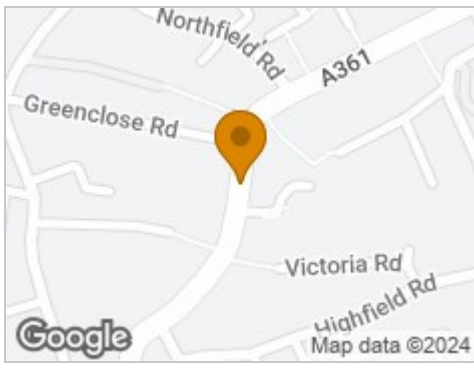
## Directions

From our office proceed in a westerly direction down the High Street. Number 52 can be found opposite the petrol station. access to the flat is just under the archway on the right hand side.

- One bedroom second floor flat
- Convenient town centre location close to amenities
- Scenic countryside views out over Torrs
- Large open plan living space
- Situated in a well maintained block
- Perfect for first time buyers or buy to let investors



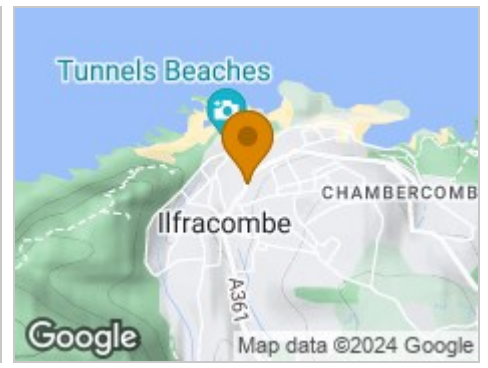
### Road Map



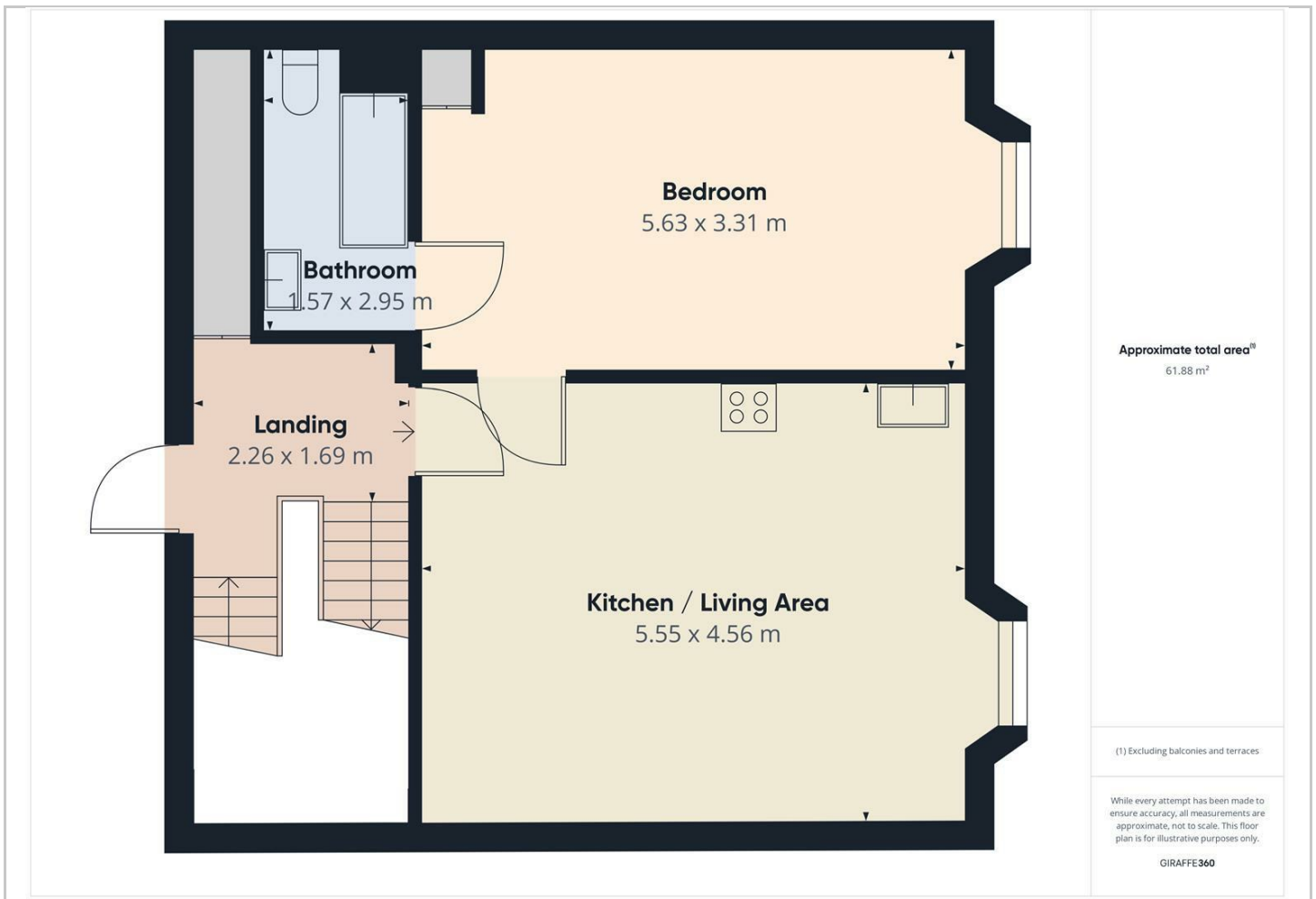
### Hybrid Map



### 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.

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.

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### Energy Efficiency Graph

