



turners



Combe Hill Flats

Highfield Road, Devon, EX34 9LH

Asking Price £175,000



2 Combe Hill Flats

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A fantastic opportunity to obtain this beautifully presented two bedroom ground floor flat that would be perfect for first time buyers or investors. This property poses two brilliantly sized double bedrooms, open plan lounge kitchen diner with phenomenal sea views and a three piece bathroom suite. The property unfortunately doesn't come with any outside space but it does have the luxury of an allocated parking space and is within close proximity of Ilfracombe's High Street.

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.

Living Room

11'8" x 8'9" (3.57 x 2.69)

With views across Capstone Hill and the Bristol channel towards Wales is this well-proportioned living room that provides adequate space for free standing lounge furniture. This room benefits from a large UPVC double glazed bay window with a UPVC double glazed French door, wall mounted gas radiator and is carpeted throughout.

Kitchen

10'1" x 6'3" (3.09 x 1.93)

This modern fitted kitchen has matching wall and floor units, integrated four-ring gas stove with electric fan over below, electric extractor fan, 1.5 stainless steel sink drainer, space and plumbing for a washing machine, UPVC double glazed window with sea views, wood laminate flooring and space for small dining table.

Bedroom One

12'6" x 12'3" (3.82 x 3.75)

A large double bedroom that benefits from additional space from the large bay window has an abundance of space for free standing bedroom furniture. This room comprises of three UPVC double glazed windows, wall mounted gas radiator and is carpeted throughout.

Bedroom Two

8'9" x 7'11" (2.69 x 2.43)

A well-sized double bedroom with space for free standing bedroom furniture, UPVC double glazed windows, wall mounted gas radiator and is carpeted throughout.

Outside Space

This property doesn't have any outside garden space but it does provide the luxury of one allocated off-road parking space.

Directions

From our office head south west on High Street for 135ft and then turn left onto Springfield Road. At the end of Springfield Road turn left and proceed up Highfield Road for 0.2 miles where you will find the property on your left hand side.

Agent Notes

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

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.

- Two bedroom ground floor flat
- Off-road allocated parking
- Picturesque sea views
- Tastefully decorated throughout
- Gas central heating throughout
- walking distance to Ilfracombe Town Centre
- Close proximity to local schools
- Perfect for first time buyers/investors



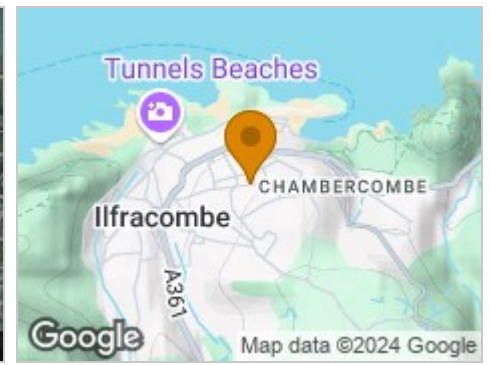
Road Map



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

