



turners



Compass Apartments Capstone Crescent

Ilfracombe, EX34 9BT

Asking Price £197,000



Compass Apartments

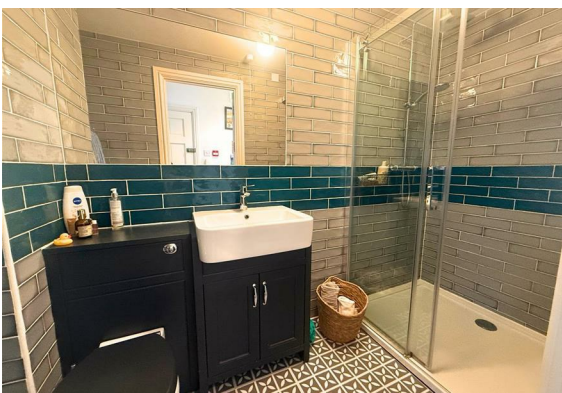
Ilfracombe, EX34 9BT

This modern second-floor flat offers stunning sea views across the Bristol Channel towards Wales and Ilfracombe's incredible coastline. It features a spacious living room with access to the sea facing balcony, perfect for enjoying the scenery and al fresco dining. The stylish quaint kitchen is designed for both functionality and aesthetics providing the perfect space for any keen cook. There are two double bedrooms, with one including an en-suite toilet for added convenience. Finally, the flat boasts a modern fitted three-piece bathroom suite.

This property has been finished to a high standard and would be the perfect property for a holiday let, first time purchase or a coastal retreat.

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.





Bathroom 9'1" x 3'11" (2.77m x 1.19m)

This modern three-piece bathroom suite includes a sleek shower, a sink basin with convenient storage underneath, and a toilet. It features a wall-mounted heated towel rail and a large mirror, enhancing both functionality and style. The bathroom is beautifully finished with a stylish tile surround and mosaic-style laminate flooring, creating a contemporary and inviting space.

Agent Notes

This property has a 999 year lease and shares 1/5 of the freehold with a monthly service charge of £50 which goes towards any maintenance work that is required. You are allowed pets at the property and shorthold letting is also allowed. The building insurance for the year is £500 per apartment.

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

To comply with the property misdescriptions act we must inform all prospective purchasers 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 head north-east on High Street and shortly after turn left onto Fore street. Follow Fore Street round to Sommers Crescent and at the end of the road, turn right onto St James Place. Follow this round for 0.1 miles and turn left onto The Quay and then take another left by the Sandpiper pub onto Capstone road where the property will be on your right hand side. An agent will meet you outside to show you around.

Living Room 13'5" x 11'2" (4.09m x 3.40m)

This large living room is a standout feature of the flat, boasting unique sea views that create a serene atmosphere. It offers direct access to a balcony, allowing you to fully enjoy the coastal scenery. The spacious layout is perfect for both relaxation and entertaining, making it an inviting focal point of the home. This room provides adequate space for free standing lounge furniture, small dining room table, characteristic bay window, wall mounted gas radiator and wood laminate flooring throughout.

Kitchen 10'2" x 7'4" (3.10m x 2.24m)

An incredibly stylish but quaint kitchen with matching wall and floor units, integrated four ring gas stove with electric extractor fan above, integrated Electric fan oven, stainless steel sink drainer, integrated fridge freezer, space and plumbing for a washing machine, UPVC double glazed window and wood laminate flooring throughout.

Bedroom One 9'7" x 8'8" (2.92m x 2.64m)

This well-presented double bedroom offers extraordinary sea views, allowing you to wake up to a picturesque landscape every morning. It provides ample space for free-standing bedroom furniture, wall mounted gas radiator, two UPVC double glazed windows and wood laminate flooring to ensure comfort and style. The room also features a modern two-piece en-suite.

En-Suite 4'10" x 3'11" (1.47m x 1.19m)

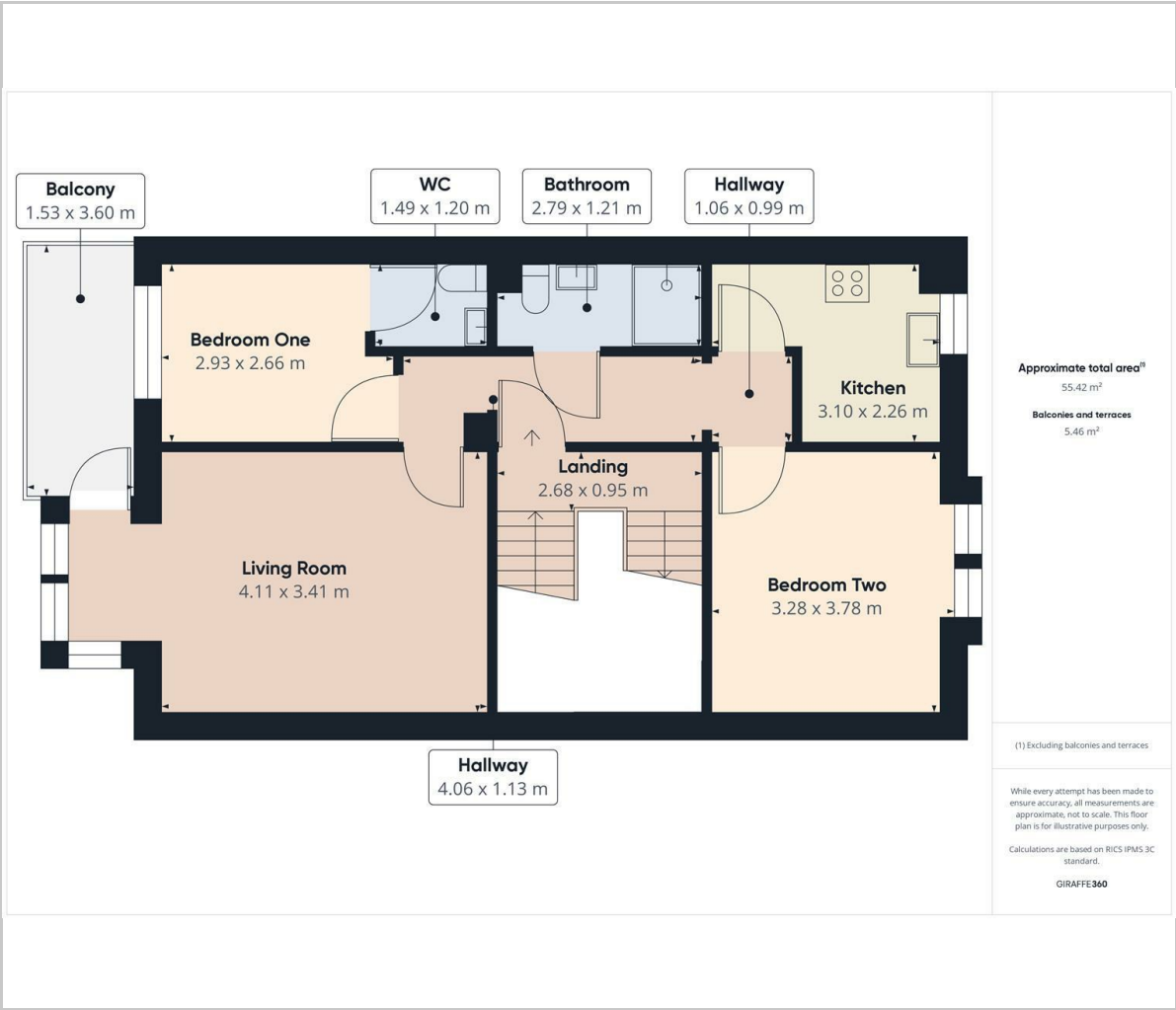
A modern fitted two-piece en-suite that features a toilet and sink basin with convenient storage underneath. It includes a large mirror that enhances the space, a stylish tile surround, and a wall-mounted gas radiator for warmth. The mosaic-style laminate flooring adds a contemporary touch, making this en-suite both functional and aesthetically pleasing.

Bedroom Two 12'4" x 10'9" (3.76m x 3.28m)

This spacious double bedroom offers ample room for freestanding bedroom furniture and boasts stunning views across Ilfracombe. It features two large UPVC double-glazed windows that flood the space with natural light. Additional amenities include a wall-mounted radiator and stylish wood laminate flooring throughout, creating a modern and inviting atmosphere.



Floor Plan



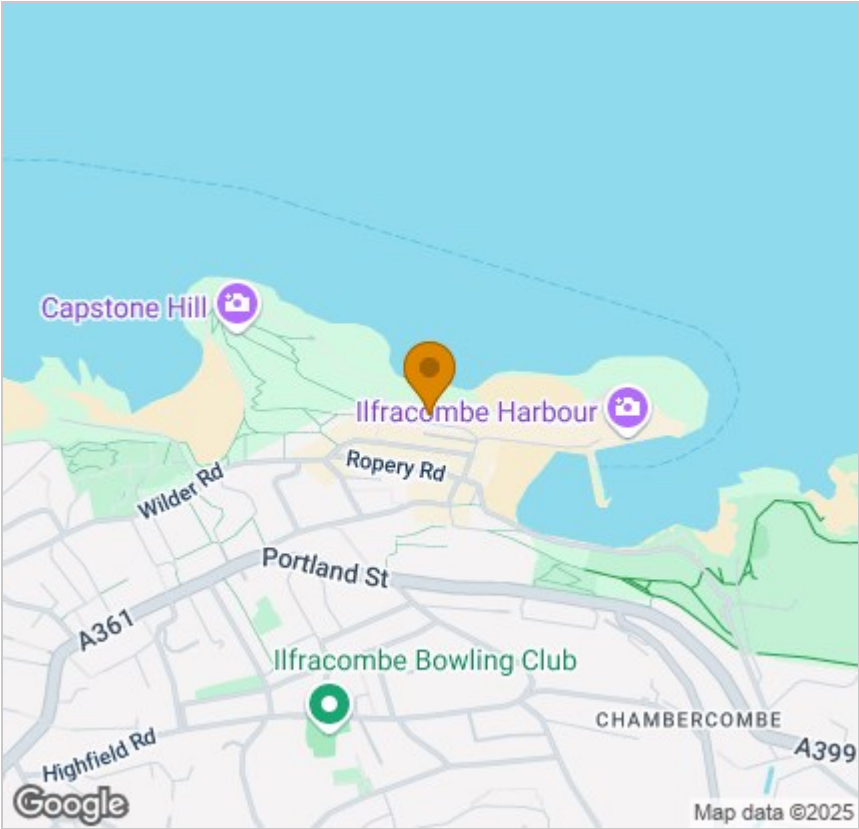
Viewing

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

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421 Email: sales@turnerspropertycentre.co.uk <https://www.turnerspropertycentre.co.uk>

Area Map



Energy Efficiency Graph

