



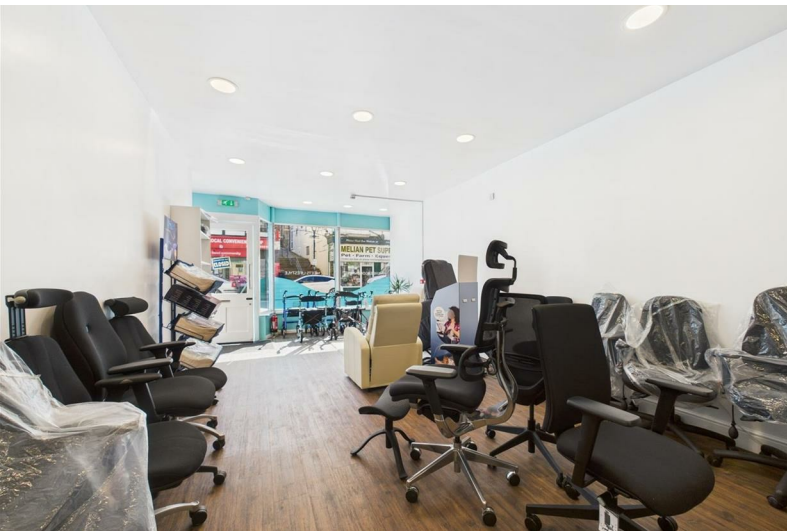
turners



High Street

Ilfracombe, Devon, EX34 9DA

Asking Price £264,000



30 High Street

Ilfracombe, Devon, EX34 9DA

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Calling all investors!

A fantastic opportunity to acquire a three-storey building comprising three self-contained flats and a spacious shop with access to a large basement. The property includes two generously sized one-bedroom flats and a stunning top-floor maisonette offering breath-taking coastal views—ideal for a growing family.

All units, including the shop, are currently tenanted and professionally managed in-house, ensuring immediate rental income. The property has been well-maintained with recent renovations, while some areas may benefit from cosmetic updating, this property holds strong investment potential in a sought-after location.

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.

Shop Front

An impressive and generously proportioned ground floor retail unit, offering excellent frontage and a bright, welcoming space ideal for a variety of commercial uses. To the rear, the property features two private rooms that can be utilised for storage, office space, or additional operational needs. The frontage of the shop has had a recent full renovation.

The premises also benefit from access to a substantial basement level, comprising three well-sized rooms and a WC. Subject to obtaining the necessary planning permissions, this lower level and part of the ground floor could be thoughtfully converted into a spacious residential apartment—offering a superb opportunity for mixed-use development.

Southern Slopes

Southern Slopes is a generously proportioned and thoughtfully maintained one-bedroom flat, positioned on the

first floor of a well-situated building. The property features a bright and stylish open-plan lounge, kitchen, and dining area, with large windows that frame beautiful coastal views—bringing a sense of calm and connection to the surrounding landscape.

The kitchen area offers a practical layout with modern fittings and space for both cooking and entertaining, seamlessly blending into the living area to create an open, sociable atmosphere. The spacious double bedroom provides a peaceful retreat, with enough room for additional storage or workspace. Completing the home is a contemporary three-piece bathroom suite, finished to a good standard. This specific flat has had a newly refitted kitchen and a bathroom.

Sunnyside

Sunnyside is a well-proportioned one-bedroom flat located on the first floor of a characterful building. The property

Tel: 01271 866421

offers a bright and airy double bedroom with ample space for additional furnishings and storage. The open-plan lounge, kitchen, and dining area creates a sociable and functional living space, with natural light enhancing the sense of space and comfort.

The kitchen provides a practical layout with potential for modernisation, while the three-piece bathroom suite is clean and serviceable, offering scope for updating to suit personal taste. Although the flat is currently in a liveable condition, it would benefit from cosmetic improvements throughout, making it an excellent opportunity for buyers looking to personalise their home or for investors seeking to add value.

The Capstone

The Capstone is a generously sized top floor three-bedroom maisonette, boasting far-reaching coastal views that can be enjoyed from multiple vantage points within the property. The accommodation is arranged over two levels and includes a large lounge and dining area, ideal for both relaxing and entertaining, alongside a well-proportioned kitchen with ample storage and workspace.

All three bedrooms are comfortable doubles, providing plenty of space for family living or sharers. The property also features a functional three-piece bathroom suite. While the layout and location are strong assets, the flat would benefit from cosmetic improvements throughout, offering an excellent opportunity for buyers to modernise and add their own personal touch.

Agent Notes

The block will be sold with tenants in situ.

Current rental income Shop: £600pcm, Southern Slopes: £525pcm, Sunnyside: £525pcm and The Capstone: £625pcm.

There is a years left on the lease

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

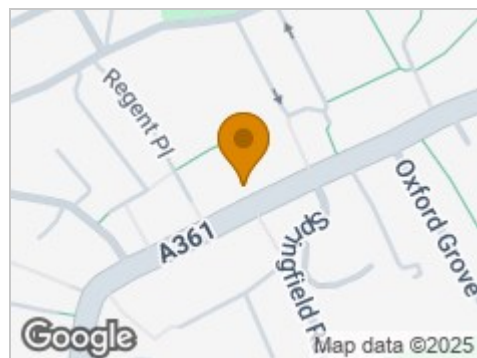
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions

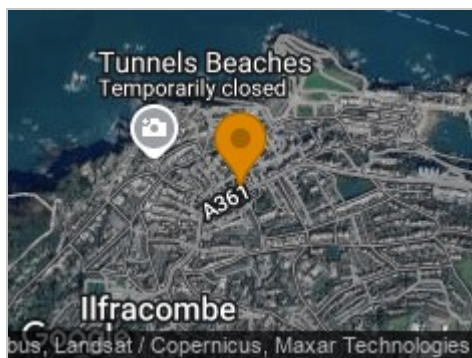
From our office the property is a short walk away, follow the High Street/A361 towards Meridian Place for 305 feet and then cross the road where you'll be directly outside the property. There is on street paid parking on the opposite side of the road but we would recommend parking at Oxford Grove car park.



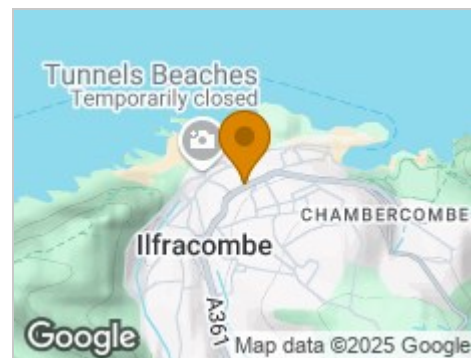
Road Map



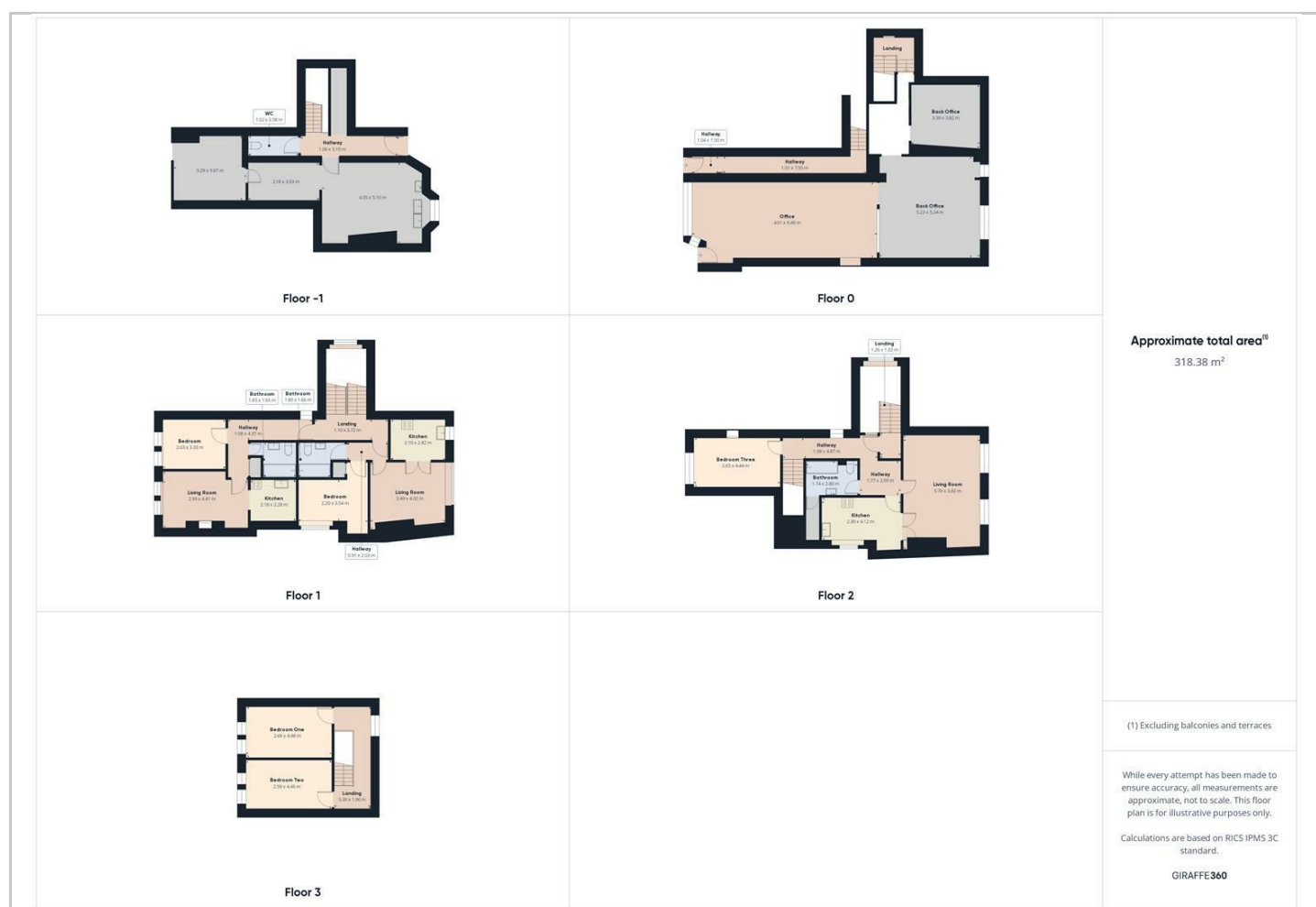
Hybrid Map



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

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	