



# turners



## 27 Oxford Grove, Ilfracombe, EX34 9HQ

**£145,000**

A Spacious 3-Bedroom Maisonette with No Onward Chain

Occupying the top two floors of this character building, this generously sized three-bedroom maisonette offers approximately 1,000 sq ft of accommodation (as per the current EPC). The property is offered for sale with no onward chain and has recently been updated with new flooring throughout.

Ideal as a first-time purchase, main residence, holiday bolt hole or investment, the property is expected to achieve around £750 pcm in the current rental market—representing a gross yield of approximately 6%.

Located just a short walk from Ilfracombe High Street and only a few hundred yards from the picturesque harbour, the property enjoys easy access to local amenities and coastal charm.

Agents Note: All main services connected

Council Tax Band: A

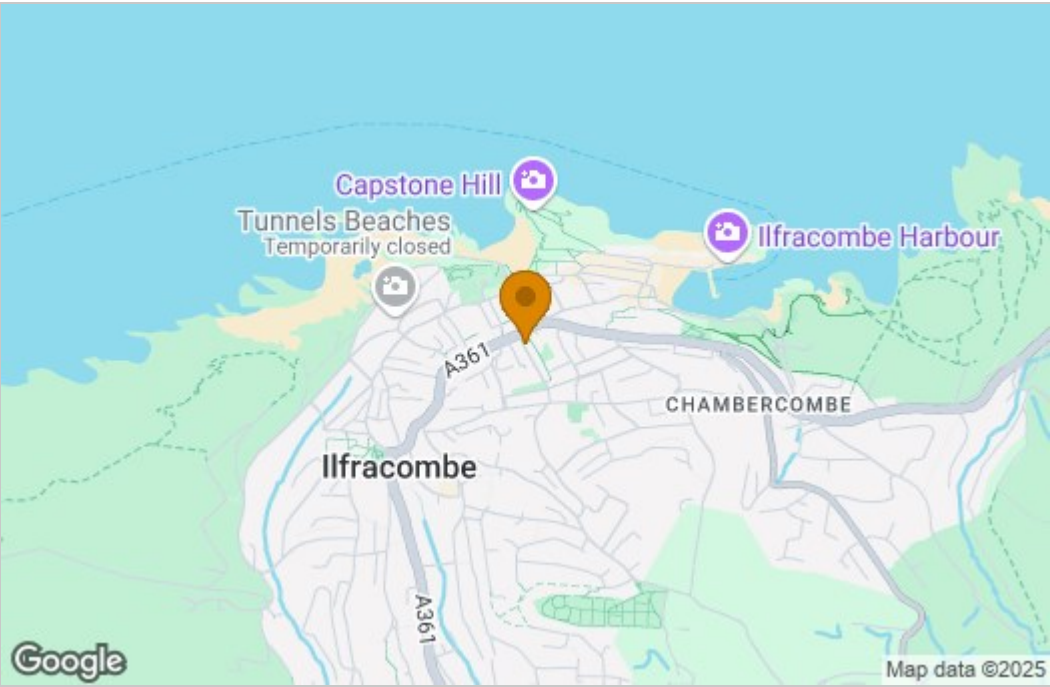


Floor Plan

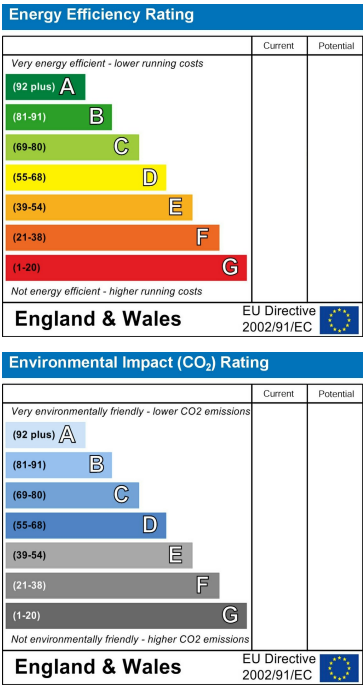


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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