



turners



Avenue Road

Ilfracombe, EX34 9AT

Asking Price £130,000



Flat 1, Rosebanks, 7 Avenue Road

Ilfracombe, EX34 9AT

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Ground floor apartment with its own private garden.

A perfect opportunity to acquire a two-bedroom ground floor apartment that is located within walking distance of Ilfracombe's picturesque harbour. With two double sized bedrooms and two bathrooms, the property also benefits from its very own private enclosed low maintenance rear garden which is the perfect place to spend long summer evenings.

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 the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

Living Room

16'4", 88'6" x 11'3" (5.27 x 3.45)

A spacious front facing living room with large bay window allowing an abundance of natural light, with double doors leading to the adjacent kitchen.

Kitchen

5'11" x 9'6" (1.82 x 2.91)

A well proportioned kitchen with ample base and eye level units, inset stainless steel sink and drainer and space for appropriate white goods.

Hallway

14'8" x 2'9" (4.48 x 0.84)

Elongated hallway offer access onto the lounge/kitchen and bathroom.

Hallway

16'6" x 2'11" (5.04 x 0.89)

The second hallway offering access onto the bedrooms.

Bedroom One

10'5" x 10'9" (3.18 x 3.30)

Located at the back of the property, this room benefits from an abundance of natural light from the rear aspect window with its own en-suite. The room provides ample space for a king size bed and all other associated furnishings.

En-suite

2'5" x 7'5" (0.75 x 2.27)

A well presented en-suite comprising of a walk in shower, toilet and basin.

Bedroom Two

12'7" x 7'6" (3.86 x 2.31)

A side aspect double room with ample space for a double bed and wardrobe.

Bathroom

5'9" x 9'6" (1.76 x 2.92)

A good size family bathroom comprising of an enclosed bath with shower above, toilet, basin and mounted towel rack.

Outside

Low maintenance private enclosed rear garden making it the perfect spot for entertaining in the summer months and for more practical tasks like drying washing.

Agents Notes

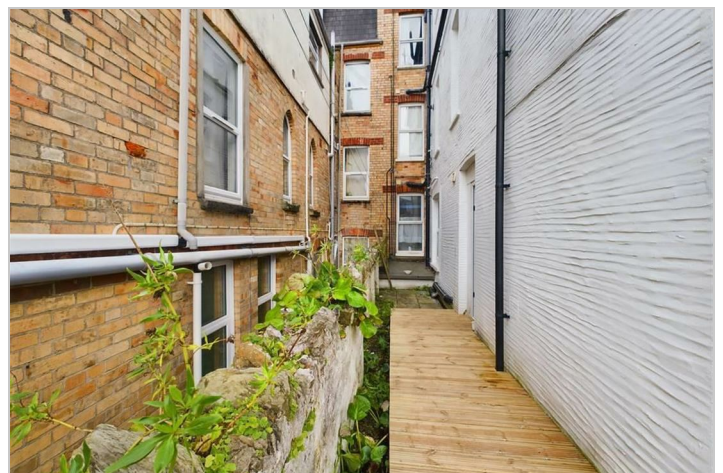
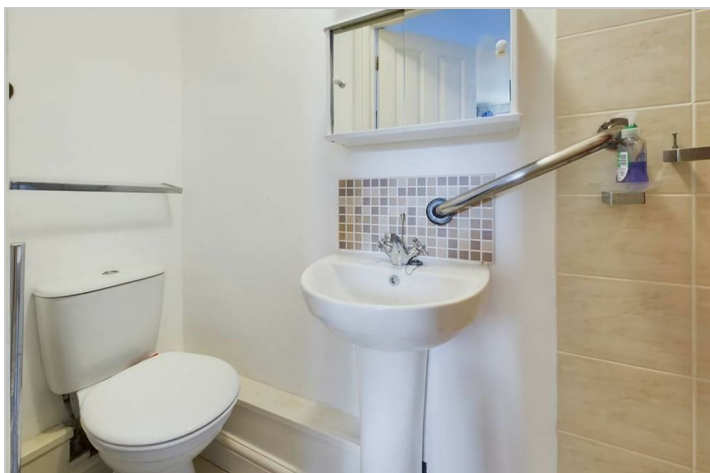
We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

We have been by the vendor that there is the remainder of a 999 years lease on the property.

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

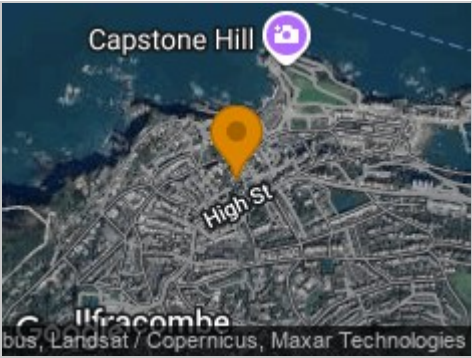
From our office on the High Street, head in an Easterly direction along the High Street. At traffic lights take a right onto North Field Road. Continue along this road until you reach another set of traffic lights where you will turn right onto Wilder Road. Continue along this road before proceeding turn right into Avenue Road where the property can be found a little further on your right hand side.



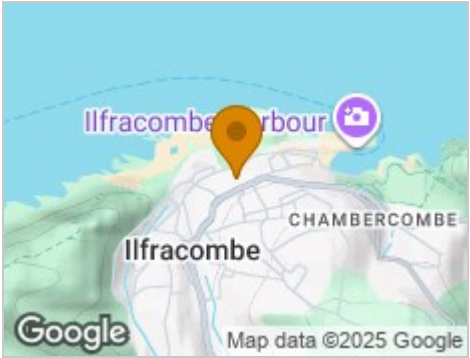
Road Map



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 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>

Energy Efficiency Graph

