



Sommers Crescent

Ilfracombe, EX34 9FH

Asking Price £290,000



14 Cove View, Sommers Crescent

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An immaculately presented top-floor apartment with parking. Ideally situated just a short stroll from Ilfracombe's vibrant harbour, offering stunning sea views and making it a perfect opportunity for first-time buyers or investors alike. This stylish property features two generously sized double bedrooms, one of which benefits from a modern three-piece en-suite. The heart of the home is the impressive open-plan lounge, kitchen, and dining area, beautifully finished and designed to take full advantage of the coastal views. A contemporary three-piece family bathroom adds further convenience. The apartment is located in a well-maintained block with the added benefit of lift access, enhancing both comfort and accessibility. This property further benefits from a generous basement storage room, ideal for keeping belongings neatly out of sight, and an allocated off-road parking space, providing convenience and peace of mind.

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.

Hallway

13'1" x 4'1" (4.00 x 1.25)

A welcoming entrance hall that sets the tone for the rest of the home, offering space for free-standing furniture and providing access to all main rooms. This bright and functional space features a wall-mounted gas radiator for comfort, a thermostat for convenient climate control, and is fully carpeted throughout, creating a warm and homely first impression.

Living Room

14'0" x 12'11" (4.28 x 3.94)

Forming part of a bright and modern open-plan living space, this spacious living room offers ample room for free-standing furniture and everyday comfort. Dual-aspect UPVC double glazed sash windows flood the room with natural light and provide fantastic sea views, while a wall-mounted gas radiator ensures warmth throughout the seasons. A convenient built-in storage cupboard houses plumbing and space for a washing machine, adding to the room's practicality. Finished with stylish wood laminate flooring, this space combines functionality with contemporary charm.

Kitchen Diner

14'1" x 13'6" (4.30 x 4.12)

Also forming part of the open-plan living space, this modern fitted kitchen diner has been thoughtfully designed to blend style and functionality. It features matching wall and floor units, an integrated four-ring gas hob with an electric extractor fan above, and an electric fan oven below. Additional integrated appliances include a fridge, freezer, and dishwasher, while a sleek stainless steel sink adds a contemporary touch. The space comfortably accommodates free-standing dining furniture, making it ideal for both everyday meals and entertaining. Dual-aspect UPVC double glazed sash windows offer delightful sea views and fill the room with natural light. Finished with a wall-mounted gas radiator and wood laminate flooring throughout, this kitchen diner is both practical and visually appealing.

Bedroom One

16'11" x 11'4" (5.18 x 3.47)

Bedroom One is a generously sized double bedroom offering ample space for free-standing furniture and elevated by stunning sea views framed by two UPVC double glazed sash

windows. This bright and airy room also benefits from a modern three-piece en-suite for added convenience. A wall-mounted gas radiator ensures year-round comfort, while wood laminate flooring throughout adds a sleek and contemporary finish.

En-suite

8'2" x 2'8" (2.50 x 0.82)

Bedroom One benefits from a modern fitted three-piece en-suite, comprising a sleek walk-in shower, toilet, and sink basin. The space is enhanced by a wall-mounted heated towel rail and an electric extractor fan for added comfort and ventilation. Finished with stylish tile flooring throughout, this en-suite combines practicality with contemporary design.

Bedroom Two

10'10" x 7'11" (3.32 x 2.43)

Bedroom Two is a spacious double bedroom, currently arranged as a twin room, offering versatility and ample space for free-standing bedroom furniture. A large UPVC double glazed sash window fills the room with natural light, while a wall-mounted gas radiator provides warmth. Finished with wood laminate flooring throughout, this well-presented room is both practical and inviting.

Bathroom

8'0" x 6'8" (2.46 x 2.04)

This well-presented three-piece bathroom suite features a full-sized bath with a shower overhead, a toilet, and a sleek sink basin. A UPVC double glazed sash window not only provides natural light and ventilation but also offers picturesque sea views. Additional features include a wall-mounted heated towel rail, an electric extractor fan, and

stylish tile flooring throughout, creating a bright and contemporary space.

Agent Notes

The property is leasehold with the balance of an original 999 year lease.

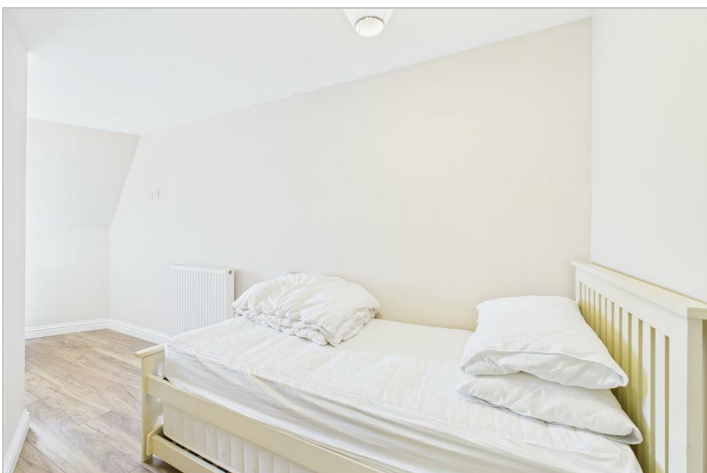
The Freehold is vested in the Management Company Coveview Management number 2 Limited, which is made up of the four apartment owners. The service charge for this apartment is currently £300 per month and that includes contributions to the maintenance and upkeep of the communal and external areas of the building and the building insurance premium. There is a significant sinking fund that has built up over the years providing a great nest egg for future works as and when required on the building.

We have been informed by the vendor that gas, 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

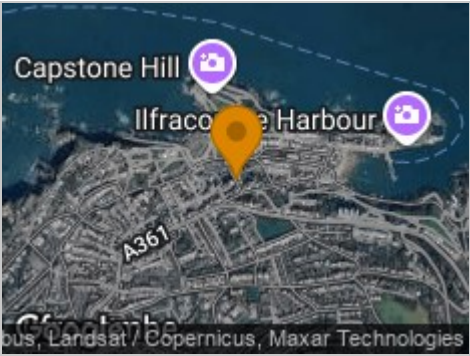
Proceed from our offices in an easterly direction along the High Street. At the of the High Street bear off left into Fore Street and follow the road around to the left into Sommers Crescent. Cove View Apartments will be found on the right hand side.



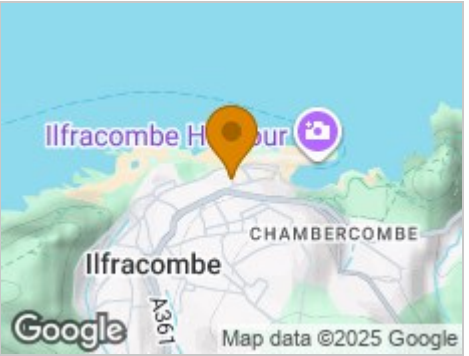
Road Map



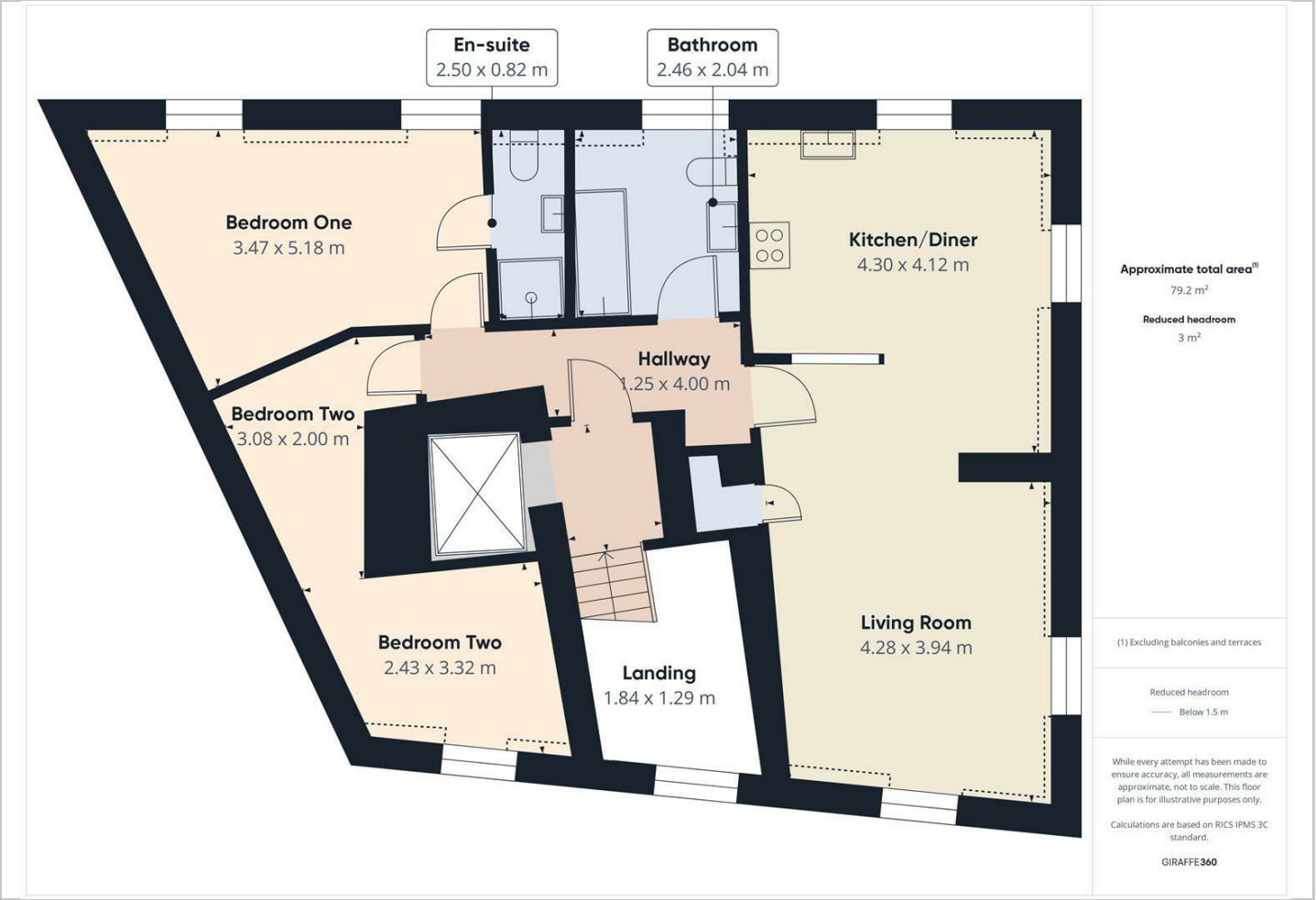
Hybrid Map



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.

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Energy Efficiency Graph

