



# turners



## Fore Street

Ilfracombe, EX34 9DW

**Asking Price £155,000**



We are acting in the sale of the above property and have received an offer of £140,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Two-bedroom apartment situated on Fore Street with picturesque views. In need of full refurbishment—ideal opportunity for investors or first-time buyers seeking a rewarding project.



## The Property

This exceptional two-bedroom apartment offers a rare chance to acquire a spacious home full of character and potential. Ideally positioned to capture picturesque views of Capstone Hill and the sea, this property combines charm, space and opportunity in one impressive package.

Stepping inside, you're greeted by a grand entrance hall leading to a large living room that flows naturally through to a bright kitchen diner, creating a perfect setting for both relaxing and entertaining. The apartment retains beautiful original features and soaring high ceilings, enhancing the authentic and airy feel throughout.

The accommodation includes two generous double bedrooms, one of which benefits from an en-suite bathroom, alongside a modern three-piece bathroom suite. Although the property would benefit from refurbishment throughout, it provides an ideal canvas for buyers looking to add their own style and value.

With lift access to all floors, this home is accessible to everyone—making it a fantastic opportunity for investors, renovators, or those seeking a spacious seaside residence with timeless appeal.

## 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.

## Agent Notes

- The property has a lease of 125 years and has 105 years remaining
- Service charge to be confirmed
- All mains services

## Directions

Proceed from our office in an easterly direction along the High Street. At the of the High Street bear off left into Fore Street and follow the road for a short distance the property will be found on your left hand side with a for sale board clearly displayed

## Floor Plans

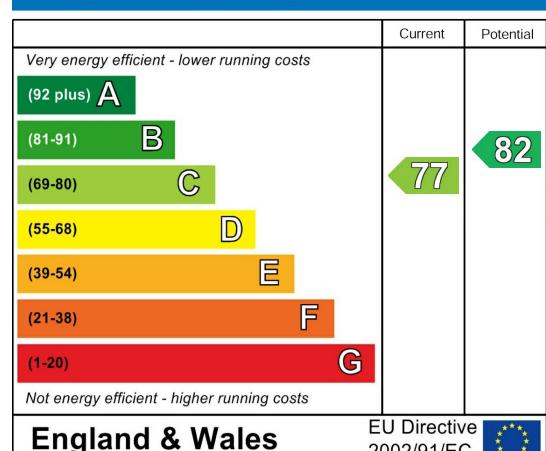


## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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