



**3 Market Street, Ilfracombe**

**£79,000 Share of Freehold**



**turners**

# Flat 3, 3 Market Street, Ilfracombe, Devon, EX34 9AY

Conveniently situated between Ilfracombe High Street and the seafront, this immaculate one bedroom property will appeal to a variety of potential buyers. Located on a quiet street, just a stone's throw from Wildersmouth Beach, the apartment is in a well-run block benefiting from a share of the freehold. This property could appeal to first time buyers and holiday let or buy to let investors. EPC Rating = to follow

### Living Room 11' 11" x 11' 10" (3.63m x 3.61m):

A light filled living space, with ample room for a well sized lounge suite, as well as a small table and chairs. The room benefits from a uPVC double glazed window to the rear elevation, looking out over the communal gardens. Also benefitting from spot lighting and carpeting throughout.

### Master Bedroom 9' 11" x 9' 9" (3.03m x 2.96m):

The Master Bedroom is a good size, with space for all associated bedroom furnishings. The uPVC window is to the front elevation, with carpeting throughout and a wall mounted radiator for heat.

### En-Suite Bathroom 4' 11" x 6' 8" (1.50m x 2.04m):

Located off the Master Bedroom, the en-suite features a panelled bathtub, partially tiled walls, extractor fan, heated towel rail and porcelain sink.

### Kitchen 9' 11" x 7' 9" (3.03m x 2.37m):

A very tidy, well proportioned kitchen. The space features base and eye level units, roll top work surfaces, plumbing for all white goods, laminate flooring and a uPVC window for natural light.

### WC/Shower Room 7' 2" x 2' 10" (2.18m x 0.86m):

The additional WC and bathroom is located in the hallway. There is a heated towel rail, WC, porcelain hand basin and enclosed shower unit.

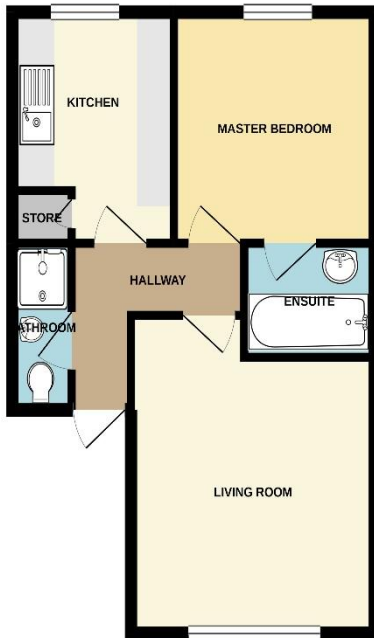
### Agents Notes:

We have been informed by the vendor that electric, water and drainage are all mains connected. To comply with the property misdescriptions 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 or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Service charges are currently £54.00 per month, with five flats paying into the sinking fund.

### Directions:

From our offices proceed on to the other side of the road and through The Arches towards Market Square. Market Street is located on the right-hand side, with number 3 near the top of the road.

GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 413 sq. ft. (38.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items is approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency at any time.  
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### The Property Misdescriptions Act 1991:

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in the photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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