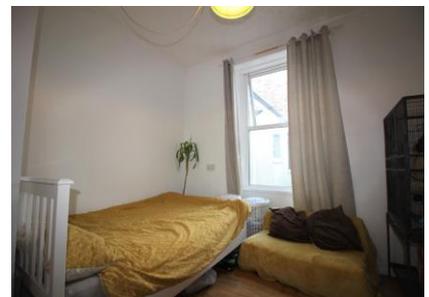




26 Oxford Grove, Ilfracombe

£85,000 Share of Freehold



turners

Flat 1, 26 Oxford Grove, Ilfracombe, Devon, EX34 9HQ

CALLING ALL INVESTORS AND LANDLORDS!!!

This well presented one bedroom, ground floor apartment is being sold with long-term, reliable tenants in situ. The current tenants are paying £495 per calendar month, giving a healthy return of just under 7% on your investment. The spacious apartment benefits from a private rear courtyard, and comes with the added benefit of buying a share of the freehold. EPC Rating=D

Living Room 13' 7" x 13' 11" (4.15m x 4.25m):

A light filled and spacious living room, retaining much of its original charm. The room features timber flooring, ornate alcoves and cornicing, as well as high ceiling to give an added feeling of space. The large uPVC bay window to the front elevation allow for an abundance of light.

Master Bedroom 12' 6" x 11' 4" (3.81m x 3.45m):

A good sized double bedroom, with a uPVC window looking out over the rear courtyard. The room benefits from hanging pendant lighting, hard wearing laminate flooring and a wall mounted radiator for warmth.

Hallway 13' 7" x 3' 2" (4.15m x 0.96m):

The main hallway has a very useful storage area under the staircase. This space has plumbing for a washing machine and is currently being used as a utility area.

Kitchen 12' 3" x 7' 2" (3.73m x 2.18m):

Leading off the main hallway, you encounter the modern kitchen. The room features base and eye level units, insert stainless steel sink, integrated hob and oven and also houses the combi boiler.

Diner 12' 3" x 7' 2" (3.74m x 2.18m):

At the far end of the kitchen is the dining area. With ample space for a good sized dining room table and chairs. Also featuring hard wearing laminate flooring and a wall mounted radiator. The uPVC window to the side elevation looks out over the courtyard.

Bathroom 7' 5" x 5' 2" (2.26m x 1.57m):

Located at the rear of the property, the bathroom features a large, panelled bathtub with wall mounted shower unit, porcelain hand basin and WC. There is a frosted glass window for light and privacy, as well laminate flooring and partially tiled walls.

Agents Notes :

We have been informed by the vendor that electric, gas, 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 £35.00 per month.

Directions :

From our offices turn right, then immediately right again up Oxford Grove on foot. You will find 26 on your right hand side about 3/4 of the way up the hill.

Council Tax Band A



TOTAL FLOOR AREA: 775 sq ft. (72.0 sq.m.) approx.
While 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 by any estate agent 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 is to their operation or efficiency can be given.
Made with: MyHome Plans

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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