



**High Street, Ilfracombe**

**£79,950 Leasehold**



**turners**

## Flat 2, 18, High Street, Ilfracombe, Devon, EX34 9DF

Presenting this spacious one-bedroom apartment situated in the heart of Ilfracombe Town Centre. The property is located in a well-run block, close to all local amenities and retains many of its characterful features. This apartment would appeal to both first time buyers, as well as buy to let investors. EPC Rating to follow.

### Entrance:

Accessed at the rear of the High Street via the communal door. The communal private courtyard has ample space for bin and bike storage. From the entrance there are exceptional views of Capstone and out over the Bristol Channel, as well as an intercom system.

### Master Bedroom 22' 9" x 9' 1" (6.93m x 2.78m):

A vast master bedroom, with large, original sash windows looking out over the front elevation. The room has been decorated to a high standard and features an oil filled, wall mounted heater and carpeting throughout.

### Living Room/Kitchen 20' 8" x 13' 9" (6.31m x 4.19m):

The kitchen area comprises base and eye level units with adjacent roll edge work surfaces, inset stainless steel sink and drainer, plumbing for a washing machine and ample space for white goods. The living room benefits from high ceilings and characterful cornices, as well as large sash windows to the front elevation. There is also an oil filled, wall mounted radiator and laminate flooring throughout.

### Bathroom 11' 3" x 6' 8" (3.43m x 2.02m):

A vast bathroom, with large storage cupboard. The freshly decorated bathroom features a panelled bathtub, wall mounted shower unit, WC and hand basin. The room also benefits from partially tiled walls and an extractor fan.

### Directions:

From our office on Ilfracombe High Street proceed on foot towards Merlin Cinema. Walk through the double archway opposite and the red gate for the communal courtyard can be found in the corner on your right-hand side.

**Council Tax Band: A**

### Directions:

From our office on Ilfracombe High Street proceed on foot towards Merlin Cinema. Walk through the double archway opposite and the red gate for the communal courtyard can be found in the corner on your right-hand side.

### Agents Notes:

We have been informed by the Vendor of the following: There are 989 years remaining on the lease. The monthly service charge is £83.00 (to include buildings insurance). The ground rent is £125 per annum. To comply with the property misdescriptions act we must inform all prospective purchaser 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.



TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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 as to their operability or efficiency can be given.  
Made with Metropix 62014



**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.



# turners

01271 866421

[www.turnerspropertycentre.co.uk](http://www.turnerspropertycentre.co.uk)

[sales@turnerspropertycentre.co.uk](mailto:sales@turnerspropertycentre.co.uk)

135 High Street, Ilfracombe, Devon EX34 9EZ