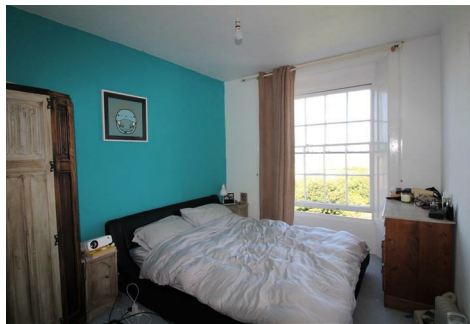




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Flat 4, 2 Adelaide Terrace, Ilfracombe, EX34 9JR

Asking Price £135,000

A rare opportunity to purchase a flat in one of Ilfracombe's most iconic properties. This property boasts a close proximity to the town centre, whilst also living in the tranquil grounds of Adelaide Terrace. Boasting exceptional sea views and expansive communal grounds, the property would appeal to first time buyers, buy to let or holiday let investors.

Entrance Hall 14'6" x 5'6" (4.42 x 1.68)

Consists of a storage cupboard, phone entry system and wall mounted radiator.

Lounge 17'2" x 11'8" (5.23 x 3.56)

A spacious front aspect room comprising of a large sash window with views over the Bristol Channel. The light filled and spacious room comprises of storage cupboard, radiator, fitted carpets and telephone point.

Bedroom One 12'6" x 9'7" (3.81 x 2.92)

Front aspect double room with large sash window, sea views, wall mounted radiator, cupboard and fitted carpets.

Bathroom 10'4" x 5'5" (3.15 x 1.65)

Comprising of a large Victorian roll top bath with shower attachment, pedestal wash hand basin, low level w/c. and stripped wood flooring.

Kitchen 14'2" x 9'7" (4.32 x 2.92)

A spacious rear aspect room comprising of modern base level units with adjacent work surface, part tiled walls, inset stainless steel sink and drainer and space for washing machine and electric cooker. This bright and airy kitchen also comprises of wall mounted radiator, stripped wood flooring and large sash window. Space for a dining/breakfast table and chairs.

Bedroom Two 16'9" x 7'5" (5.11 x 2.26)

A rear aspect double room with UPVC double glazed window, wall mounted radiator, storage cupboard and fitted carpets.

Agents Notes

We have been informed by the vendors of the following:

On the half landing is a storage area belonging to apartment 4.

The remainder of the lease is approximately 980 years and the new owners would own 1/4 of the management company that owns the freehold.

The monthly service charge is £75.

The yearly ground rent is £60.

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, or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions

From Ilfracombe High Street turn into Springfield Road and follow the road around to the right. Adelaide Terrace can be found on the left hand side. Follow the drive around and number 2 can be found at the far end.

Outside Space

To the front of the terrace are pleasant open communal grounds consisting of a large lawn area and mature shrubbery.

Floor Plan

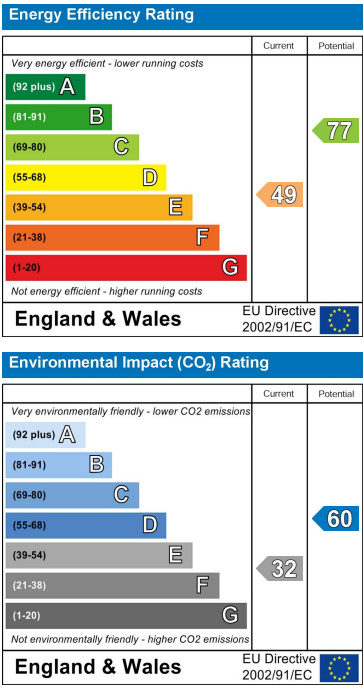


TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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
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Area Map



Energy Efficiency Graph



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.