



**Lawn Place, Ilfracombe**

**£295,000 Freehold – Block of Apartments**

EPC Ratings - C, D, D



 **turners**





## Claremont House, Lawn Place, Ilfracombe, Devon, EX34 9EP

An exciting opportunity to purchase this block of three apartments, set in a secluded location close to Ilfracombe Harbour. The block comprises of a three-bedroom apartment, as well as two, one-bedroom apartments on the ground floor. The three apartments are all situated on the ground floor and first floor, the upper floor is privately owned and not associated to this sale. All with long term tenants in situ, this property really does pose an excellent opportunity for an investor looking for an immediate return. The yearly rental return will command a 6% yield.

- **An ideal buy to let investment block**
- **Commands £17700 rental income per annum**
- **Secluded location with exceptional views**
- **Communal gardens**
- **Easy access to the waterfront and High Street**
- **Long term tenants in situ**



**Maisonette - Dining Room: 10' 3" x 9' 11" (3.12m x 3.02m)**

Entering via the front door, the dining room has ample space for table and chairs. The uPVC window looks over the garden and towards the harbour.

**Maisonette - Kitchen: 10' 0" x 9' 1" (3.06m x 2.78m)**

A spacious kitchen with a combination of wall and base level units. The room features an integrated cooker and hob unit, extractor fan and tiled flooring and partially tiled walls.

**Maisonette - Living Room: 11' 1" x 13' 8" (3.39m x 4.16m)**

A good-sized family living room, with exceptional views over the harbour and communal gardens. The room benefits from uPVC double glazed windows, carpeting throughout and wall mounted radiator.

**Maisonette - Master Bedroom: 10' 10" x 13' 11" (3.3m x 4.23m)**

A good-sized double bedroom with ample space for storage and associated furniture. Also featuring wall mounted radiator and carpeting throughout.

**Maisonette - Bedroom 2: 12' 9" x 9' 11" (3.89m x 3.02m)**

A large double bedroom with access to the small sun terrace via the uPVC doors. The room features carpeting throughout and a wall mounted radiator.

**Maisonette - Bathroom: 7' 1" x 9' 11" (2.17m x 3.01m)**

A large family bathroom, in need of some modernisation. The room has a panelled bathtub with wall mounted shower unit, porcelain hand basin, tiled flooring and WC.

**Maisonette - Bedroom 3: 7' 4" x 10' 8" (2.24m x 3.26m)**

The third bedroom has space for a single bed or bunk beds as it is currently being utilised.

**Flat 1 - Living Room: 13' 5" x 10' 1" (4.08m x 3.08m)**

The living space has recently been painted has access out to the small sun terrace area. Adequate space for all associated living room furniture, with direct access to all other rooms in the apartment.

**Flat 1 - Kitchen: 7' 2" x 7' 9" (2.18m x 2.35m)**

A recently renovated kitchen featuring new base and eye level units, partial tiling on the walls, uPVC window for natural light and roll top work surfaces.

**Flat 1 - Terrace: 7' 2" x 7' 9" (2.18m x 2.35m)**

A small enclosed terrace situated off the living room.

**Flat 1 - Bathroom: 8' 0" x 4' 10" (2.44m x 1.48m)**

The bathroom comprises a panelled bathtub with wall mounted shower unit, WC, hand basin and floor and wall tiling.

**Flat 1 - Master Bedroom: 13' 0" x 8' 0" (3.95m x 2.44m)**

A spacious double bedroom with wall mounted radiator, large uPVC double glazed window and new carpeting throughout.

**Flat 2 - Living Room: 16' 2" x 10' 0" (4.94m x 3.05m)**

Another spacious living area with access to the small sun terrace area. The room allows direct access to all other rooms in the apartment. Tiling throughout with ample space for all furniture and storage.

**Flat 2 - Kitchen: 8' 10" x 9' 0" (2.7m x 2.74m)**

Very similar to the kitchen in Flat 1. Partial tiling on the walls. The room also benefits from an integrated hob, oven and extractor fan.

**Flat 2 - Terrace (Approximately): 8' 2" x 8' 2" (2.5m x 2.5m)**

Situated off the living room and accessed via the uPVC double doors.

**Flat 2 - Bathroom: 9' 8" x 5' 3" (2.95m x 1.6m)**

The bathroom comprises a panelled bathtub with wall mounted shower unit, WC, hand basin and floor and wall tiling.

**Flat 2 - Master Bedroom: 12' 5" x 8' 6" (3.79m x 2.58m)**

A good-sized double bedroom with a sunny outlook over the communal gardens and towards the harbour. Ample space for all furniture and additional storage.

**Directions:**

From our office proceed along the High Street towards the harbour. As the street splits keep right on to Portland Street. The property is only accessible on foot. On Portland Street on your left-hand side is a sign for Rupertswood Terrace. Take that turning and head down the hill. Just after the terraced houses that form Rupertswood Terrace you will see Claremont House. Enter via the gate to gain access to all three apartments.

**Agents Notes:**

We have been informed by the Vendor of the following: gas, electric, water and drainage are all mains connected. 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.

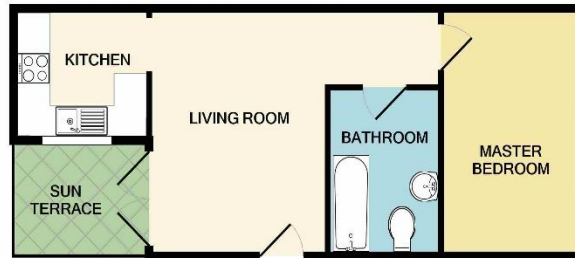
Council Tax Band: A for all apartments





TOTAL APPROX. FLOOR AREA 409 SQ.FT. (38.0 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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TOTAL APPROX. FLOOR AREA 385 SQ.FT. (35.8 SQ.M.)

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TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.1 SQ.M.)

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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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