



Northfield Road, Ilfracombe

£215,000 Freehold

EPC Rating - E



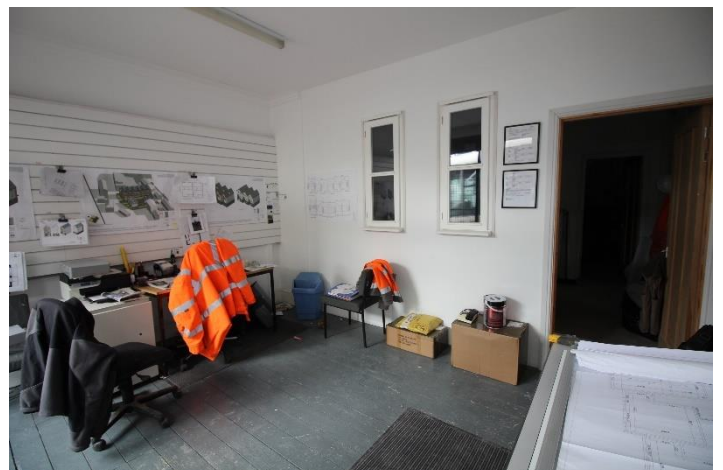
turners



9 Northfield Road, Ilfracombe, Devon, EX34 8AL

INVESTMENT OPPORTUNITY. This prominent building comprises a commercial unit on the ground floor. The upper floors house a one-bedroom apartment, and a two-bedroom maisonette both with long term tenants on situ. As a whole the building brings in £14,760 in rental income and a healthy yield of 6.86% on your investment.

- **Huge Investment Opportunity**
- **Commercial unit and two apartments**
- **Victorian property with Grade II listed frontage**
- **Long term tenants in situ**
- **Large shop with storage space and basement**



Shop Premises: 35' 9" x 14' 6" (10.89m x 4.42m)

The shop premises are integral of 9 Northfield Road with a separate entrance and exit. This immense shop premises is currently used as office space. The office is currently divided into three sections with a small basement. This large office space also benefits from a small wash room at the rear of the property comprising of low level w.c. and sink unit.

Flat One Kitchen: 11' 6" x 9' 6" (3.50m x 2.89m)

A rear aspect room with base and eye level units, inset stainless steel sink and drainer. There is ample space for cooker, fridge, freezer and washing machine. A door leading to a small paved outside space.

Flat One Lounge: 15' 3" x 11' 5" (4.64m x 3.48m)

A large front facing lounge with two large, ornate sash windows, carpeting throughout and electric store heaters.

Flat One Bedroom: 9' 5" x 7' 6" (2.87m x 2.28m)

A large front facing bedroom comprising of a sash window and carpeting throughout.

Flat One Bathroom: 7' 6" x 4' 2" (2.28m x 1.27m)

The ensuite bathroom is situated off the bedroom and comprises of low-level WC, hand basin and walk in electric shower.

Flat Two Maisonette Lounge: 12' 5" x 9' 9" (3.78m x 2.97m)

A spacious front facing living room. There is an abundance of light from the two large, front facing sash windows. The room benefits from carpeting throughout, electric store heaters and alcoves for additional space.

Flat Two Maisonette Kitchen: 8' 6" x 9' 9" (2.59m x 2.97m)

A spacious front facing kitchen comprising of base and eye level units, inset stainless steel sink and drainer and ample space all associated white goods.

Flat Two Maisonette Bedroom One: 10' 3" x 12' 8" (3.12m x 3.86m)

A large bright and airy rear facing bedroom comprising of large windows and carpeting throughout.

Flat Two Maisonette Bathroom: 12' 6" x 7' 10" (3.81m x 2.39m)

A large rear facing family bathroom comprising of a panel enclosed bath with mixer shower above, wash hand basin, low level w/c.

Flat Two Maisonette Bedroom Two: 19' 6" x 10' 4" (5.94m x 3.15m)

The large double bedroom is situated on the top floor and benefits from two dormer windows for additional light. The space is carpeted, with high, vaulted ceilings for additional space.

Agents Notes:

We have been informed by the vendors of the following: Electric, water and drainage are all mains connected. Grade 2 listed frontage. 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.

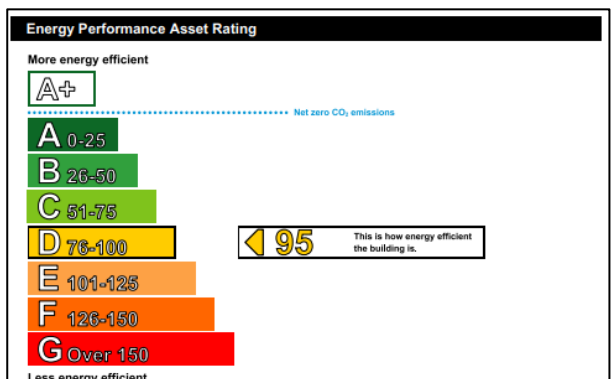
Directions:

From our office in the Ilfracombe High Street proceed on foot in an easterly direction towards the traffic lights. At the lights take a left on Northfield Road and number 9 will be found on the right.

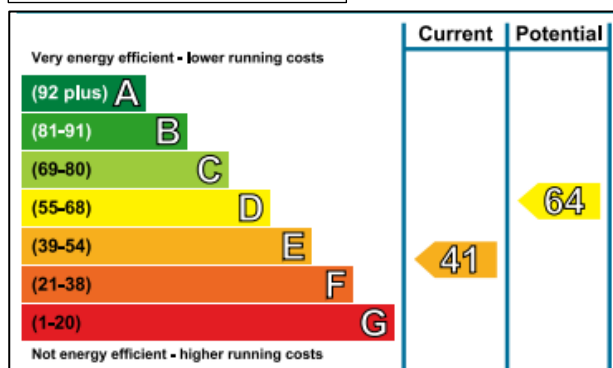
Council Tax Band A



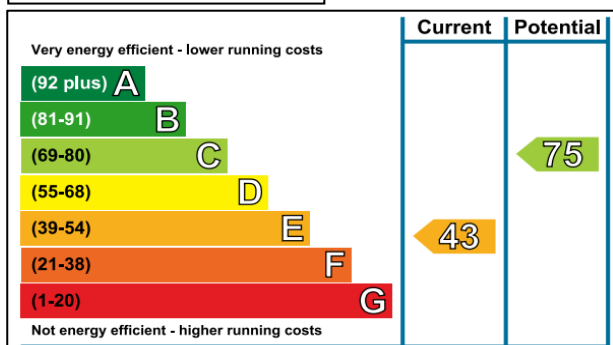
Commercial Unit EPC

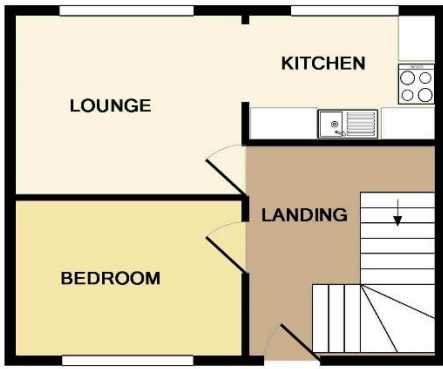


Flat 1 EPC

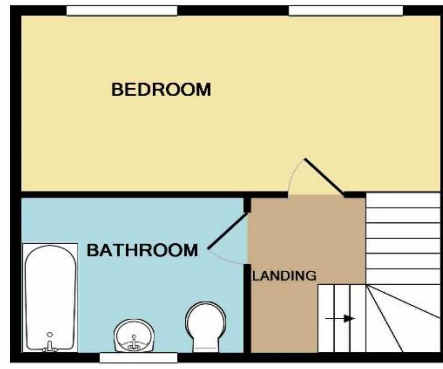


Flat 2 EPC



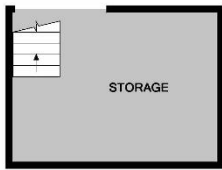


GROUND FLOOR

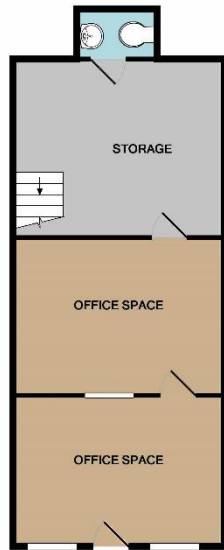


1ST FLOOR

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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BASEMENT LEVEL
APPROX. FLOOR AREA 161 SQ.FT. (15.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA 524 SQ.FT. (48.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.6 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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