



## Hillsborough Terrace, Ilfracombe

**£78,390 Leasehold**

EPC Rating: D



turners

## Flat 3, Ashmour, 1, Hillsborough Terrace, Ilfracombe, Devon, EX34 9NR

A one bedroom first floor apartment finished to a very high standard and situated in a quiet, well maintained block. This unique apartment offers open plan living and benefits from gas central heating and laundry facilities. Currently with a long term tenant in situ, paying £450pcm, this property would make the ideal buy to let investment.

### Communal Entrance:

A well-maintained communal entrance, steps leading up to the first floor where flat 3 is located.

### Bedroom 7' 9" x 8' 2" (2.36m x 2.49m):

A side aspect double room with large built in wardrobe/storage cupboard and wall mounted radiator. Carpeted throughout with large original sash window.

### Lounge 15' 7" x 8' 3" (4.75m x 2.51m):

A spacious living area, carpeted throughout, rear aspect window and wall mounted radiator. Two steps leading down into the kitchen area.

### Kitchen 13' 0" x 6' 0" (3.96m x 1.83m):

A modern fitted kitchen with base level units and roll edge work surfaces, inset stainless steel sink, built in appliances including oven, hob and extractor fan above. Vinyl flooring and part tiled walls.

### Bathroom 6' 6" x 7' 1" (1.98m x 2.16m):

A side aspect room with panel enclosed bath and shower above, pedestal wash hand basin, low level w/c. Partially tiled walls and window.

### Council Tax Band: A

### Communal Utility Area:

On the ground floor there is a communal utility area, and small storage container for each property

### Agents Notes:

We have been informed by the vendor of the following: The lease length is 899 years. The monthly service charge is £121.60. The lease dictates no pets are allowed to be kept at the property. 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, gas 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 proceed in an easterly direction which becomes Portland Street. Follow the road along and Hillsborough Terrace can be found elevated on the right hand side just before the traffic lights.



TOTAL APPROX. FLOOR AREA 341 SQ.FT. (31.7 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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### Energy Performance Certificate

Flat 3, Ashmour, 1 Hillsborough Terrace, ILFRACOMBE, EX34 9NR  
Dwelling type: 100-hour flat  
Date of assessment: 17 July 2019  
Date of certificate: 16 July 2019  
Reference number: BE1-4723-5540-2793-4996  
Type of assessment: RSEAP, existing dwelling  
Total floor area: 32 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

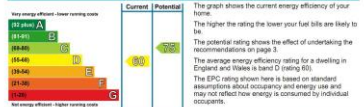
Estimated energy costs of dwelling for 3 years: £ 1,524

Over 3 years you could save: £ 576

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 84 over 3 years	You could save £ 576 over 3 years
Heating	£ 1,125 over 3 years	£ 663 over 3 years	
Hot Water	£ 228 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 1,524</b>	<b>£ 948</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by re-generation.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 273
2 Low energy lighting for all fixed outlets	£30	£ 79
3 Heating controls (room thermostat)	£300 - £400	£ 91

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.energyefficiency.gov.uk](http://www.energyefficiency.gov.uk) or call freephone 0800 444322. The Green Deal may enable you to make your home warmer and cheaper to run.

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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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