



turners



Flat 4 33 Oxford Grove, Ilfracombe, EX34 9HG

Asking Price £63,500

CALLING ALL INVESTORS! The opportunity has arisen to purchase this one bedroom apartment. The property currently commands £400 pcm of rental income, presenting a yield of just under 8%. There is currently a tenant in situ on a 6 month short term assured tenancy agreement. Located on the third floor, the property comprises a spacious double bedroom, living room/kitchen and WC with shower unit. EPC Rating: C

Bedroom 10'8" x 11'11" (3.25 x 3.63 (3.26 x 3.62))

With ample space for double bed, the space comprises of an electric storage heater, built in storage/wardrobe and carpeting throughout. The room benefits from a dormer style window, which allows for views over the surrounding area.

Living Room/Kitchen 10'11" x 18'11" (3.33 x 5.77 (3.34 x 5.76))

The dormer window allows for natural light in the space. The room is partly carpeted and partly laminate flooring, which segregates the two spaces nicely. The kitchen is recently fitted, with a tile splash back, and space for an electric oven.

Bathroom 10'8" x 3'5" (3.25 x 1.04 (3.24 x 1.05))

The room features a low level WC, porcelain hand basin and laminate flooring. The large, enclosed shower unit sits at one of the room, with an extractor fan and inset lighting.

Agents Notes

We have been informed by the vendor that electric, water and drainage are all mains connected.

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

Directions

From our offices proceed on foot along the High Street towards the harbour. On your right hand side you will see Oxford Grove. Flat 4, 33 Oxford Grove can be found about 30m up on your right hand side.

Floor Plan



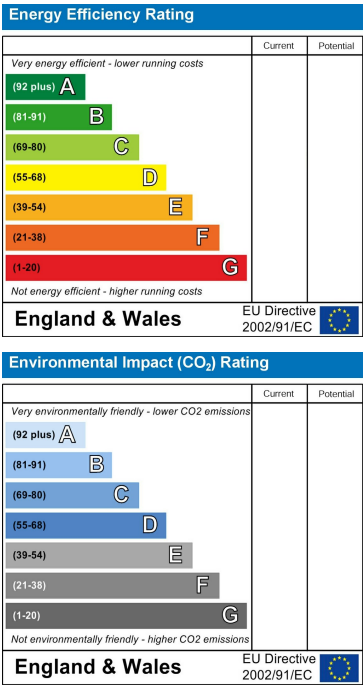
TOTAL APPROX. FLOOR AREA 366 SQ.FT. (34.0 SQ.M.)

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



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