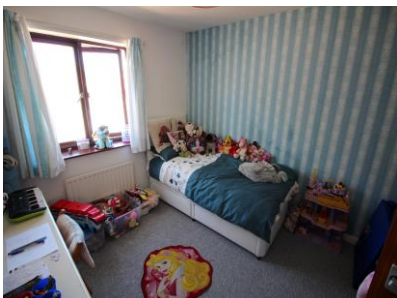




High Street, Ilfracombe

Leasehold £89,950



turners

20 Clifton Court, High Street, Ilfracombe, Devon, EX34 9QB

An excellent opportunity to purchase a centrally located, two bedroom apartment in the heart of Ilfracombe town centre. The large open plan living/dining area is ideal for the family, and benefits from a small seating area in the bay window. An exciting opportunity for first time buyers, or the ideal buy to let investment.

Communal Entrance :

While part of the Clifton Court complex, the entrance to the building is off the High Street found between 56 High Street and 58 High Street. Take the stairs leading up to second floor where you will find the entrance to flat 20.

Hallway 11' 4" x 6' 0" (3.45m x 1.83m):

Entrance hallway, carpeted throughout, leading to the bedrooms, kitchen, bathroom and lounge areas.

Living Room 18' 4" x 12' 9" (5.58m x 3.88m):

A spacious and airy lounge/diner. Ample room for a large sofa set and dining room table and chairs. Large bay window with small seating area within. The room is neutrally decorated and benefits from carpets throughout and wall mounted radiators.

Kitchen 10' 0" x 9' 7" (3.05m x 2.92m):

An open, practical and light filled kitchen area. The space consists of low and eye level units, rolled edge worktops, partially tiled walls and vinyl flooring. The large double window looks over the front of the property and allows for natural light to fill the room.

Bathroom 6' 0" x 6' 4" (1.83m x 1.93m):

This bathroom consists of a panelled bath tub with shower unit, low level WC, porcelain hand basin, partially tiled walls, shower screen and vinyl flooring throughout.

Bedroom 1 9' 2" x 11' 0" (2.79m x 3.35m):

A good sized, single aspect double bedroom, carpeted throughout with a wall mounted radiator. Ample storage space and a large window for natural light, looking onto Clifton Court. An ideal sized Master Bedroom for the apartment.

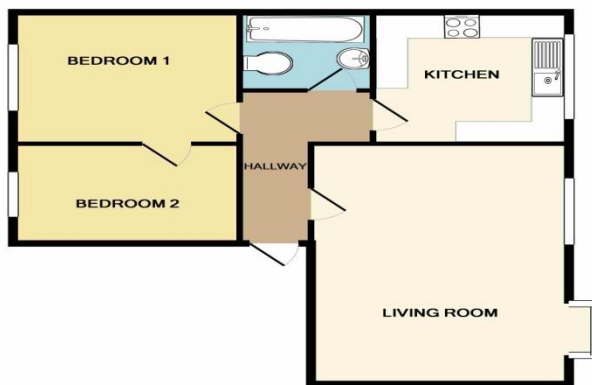
Bedroom 2 7' 6" x 11' 2" (2.28m x 3.40m):

An excellent sized second bedroom. This room can be accessed via the master bedroom. Carpeted throughout with a wall mounted radiator and large window looking on to Clifton Court. Slight works would enable access via the hallway and ensure the room remains private from the master.

Agent Notes :

We have been informed by the vendor of the following: All communal costs are evenly split. Annual ground rent is: £50 Gas, 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, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. The monthly service charge is £50.

Council Tax Band: B



TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 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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Energy Performance Certificate HM Government

20 Clifton Court, High Street, ILFRACOMBE, EX34 9QB
 Dwelling type: Top-floor flat Reference number: 0748-6936-7222-1777-2604
 Date of assessment: 04 December 2013 Type of assessment: P105AP existing dwelling
 Date of certificate: 04 December 2013 Total floor area: 55 m²

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:	£ 1,221
Over 3 years you could save:	£ 156

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 111 over 3 years	
Heating	£ 892 over 3 years	£ 720 over 3 years	You could save £ 156 over 3 years
Hot Water	£ 221 over 3 years	£ 224 over 3 years	
Totals	£ 1,221	£ 1,055	

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 microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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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