



turners



New Flat 136 - 137 High Street, Ilfracombe, EX34 9HA

Asking Price £129,950

Presenting this modern, newly converted three bedroom apartment, located on Ilfracombe High Street. The apartment boasts generous living accommodation, and could make the ideal holiday home/let, first time buy or buy to let investment.

Entrance Hallway

Accessed via the Oxford Grove entrance. The initial hallway is communal, leading towards the front door of the apartment.

Bathroom 10'4" x 7'11" (3.15 x 2.41 (3.16 x 2.42))

The bathroom features a paneled bathtub with wall mounted shower unit, hand basin and WC.

Bedroom 2 13'11" x 13'1" (4.24 x 3.99)

This spacious L shaped bedroom looks over the rear of the property. The large timber framed window allows for natural light in the space. Ample room for all bedroom furniture and storage.

Bedroom 3 6'8" x 12'3" (2.03 x 3.73 (2.02 x 3.74))

A single bedroom or study, with a large original timber sash window for natural light.

Master Bedroom 16'7" x 12'9" (5.05 x 3.89)

A very spacious double bedroom with ample room for storage and furniture. The Master Bedroom is light and airy, with a large timber framed sash window and inset lighting.

Lounge/Kitchen 21'2" x 15'5" (6.45 x 4.70)

With large sash windows dominating the room, the space has a feeling of grandeur. Benefiting from high ceiling, this area will make an exceptionally social space. The kitchen features base and eye level units, integrated cooker and hob, extractor fan and ample space for additional white goods.

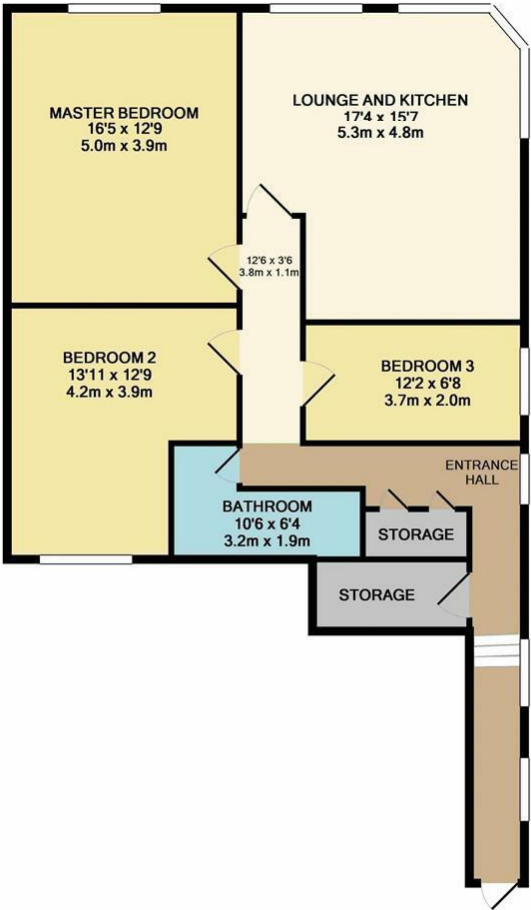
Agents Notes

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, electrical appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. The property is available of a 250 year leasehold agreement. The service charges are £60 pcm with ground rent of £50 per annum.

Directions

From Ilfracombe High Street proceed on foot in an easterly direction passing Springfield Road on your right. Upon reaching Barclays Bank on your right hand side turn immediately right onto the bottom of Oxford Grove and number 136 is on the right hand side.

Floor Plan



TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 SQ.M.)

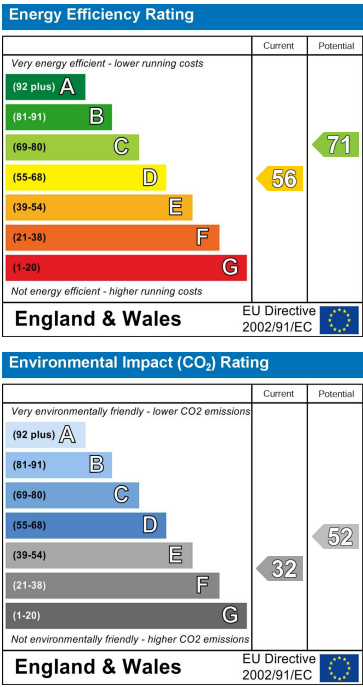
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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