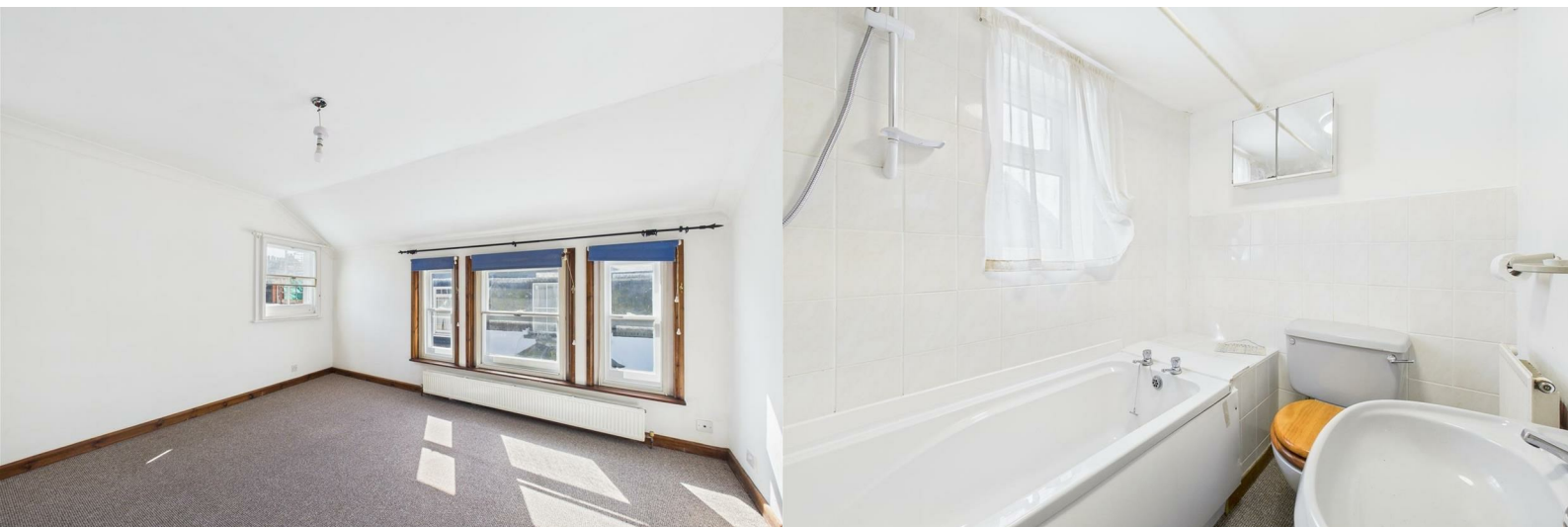




High Street

Ilfracombe, EX34 9DF

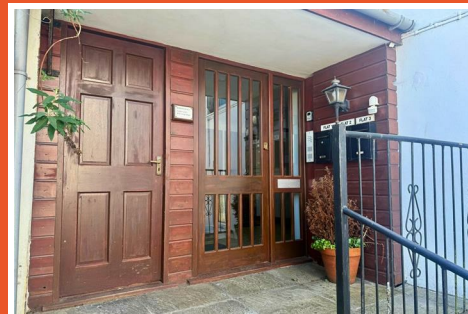
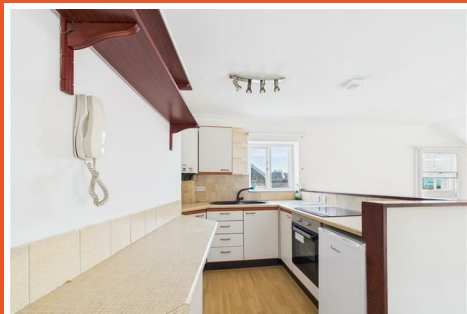
Price Guide £65,000



5 High Street

Ilfracombe, EX34 9DF

Price Guide £65,000



Auction opportunity: A spacious two-bedroom flat with open-plan living and sea views. Requiring modernisation, it offers excellent potential for investors or first-time buyers.

Property Overview

The lot is to be sold by traditional online auction with an end date and time of TBC.

An auction buyer's fee of 4.2% (inc of VAT) subject to a minimum fee of £7,200 (inc of VAT) is payable in addition to the purchase price.

The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered).

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid. Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

Open Plan Living Area

17'4" x 13'3" (5.30 x 4.06)

This generously sized open-plan living space offers a comfortable lounge and dining area with ample room for free-standing furniture. Dual-aspect secondary glazed sash windows flood the room with natural light, while a charming feature fireplace, wall-mounted gas radiator and newly fitted carpets throughout create a warm and inviting atmosphere.

The adjoining kitchen is both practical and stylish, featuring matching wall and floor units, a circular dual sink, electric four-ring hob with fan oven below, and space for a fridge and freezer. A UPVC double glazed window and wood laminate flooring complete this well-appointed space, ideal for modern living. This room also provides an intercom system to allow people into the property.

Hallway

16'9" x 3'0" (5.12 x 0.92)

This long, inviting hallway has been newly carpeted throughout, offering a fresh and comfortable feel. It features a handy built-in storage cupboard for added practicality and a wall-mounted gas radiator, ensuring warmth throughout the space.

Bedroom One

14'7" x 7'8" (4.47 x 2.34)

This spacious double bedroom offers a peaceful retreat with ample space for free-standing furniture. A secondary glazed sash window frames exceptional sea views, creating a stunning focal point. The room also features a wall-mounted gas radiator for year-round comfort and has been newly carpeted throughout, adding a fresh and cosy finish.

Bedroom Two

12'2" x 7'2" (3.73 x 2.20)

This well-proportioned double bedroom provides plenty of space for free-standing bedroom furniture, making it both versatile and comfortable. A secondary glazed sash window showcases amazing coastal views, while a built-in wardrobe offers convenient storage. The room is completed with a wall-mounted gas radiator and is carpeted throughout, ensuring a warm and inviting atmosphere.

Bathroom

7'1" x 5'1" (2.18 x 1.57)

This well-presented bathroom offers a clean and functional layout, featuring a toilet, sink basin, and a bath with wall-mounted shower head for added convenience. A UPVC double glazed window allows natural light to brighten the space, while a wall-mounted storage cupboard with mirrored

frontage provides practical storage. The room also includes a wall-mounted gas radiator for comfort and has been newly carpeted throughout, adding a warm and homely touch.

Agent Notes

There is an additional storage cupboard in the communal area that is perfect for bikes, surfboards and other outdoor equipment or additional storage.

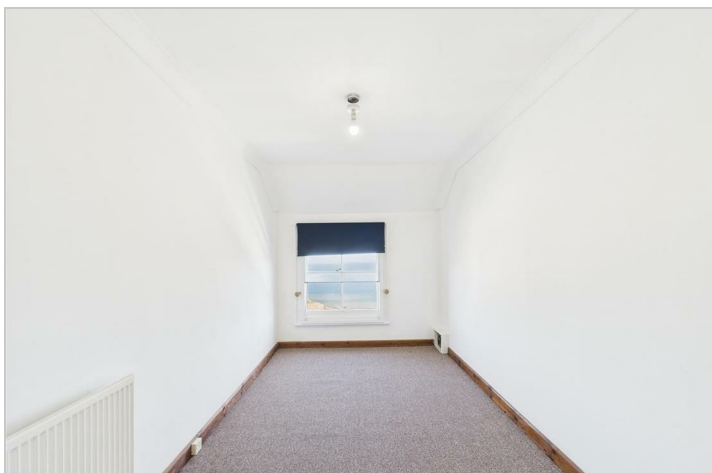
This property has a 999 year lease with 970 years remaining. There is a £50 annual ground rent and £290 annual service charge that paid every six months.

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

To comply with the property mis-descriptions 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

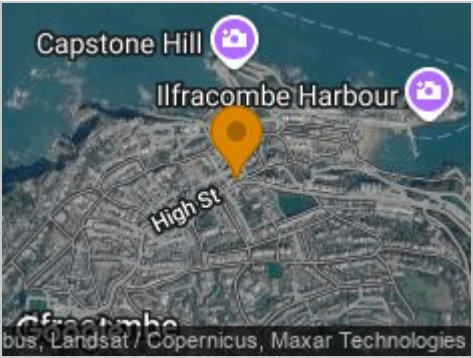
From our office this property is a short walk away. Follow the High Street for approximately 266ft and then turn left under the arch way just before the ladbrokes shop. Follow down this road and then turn right and right again at Crinkley Cottage where the property will be ahead of you.



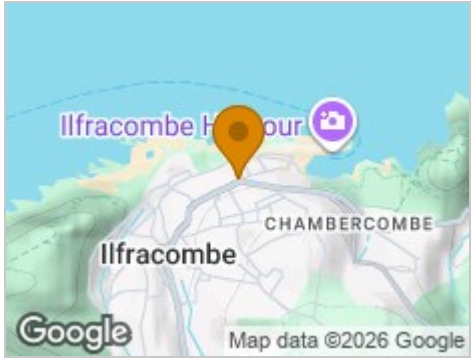
Road Map



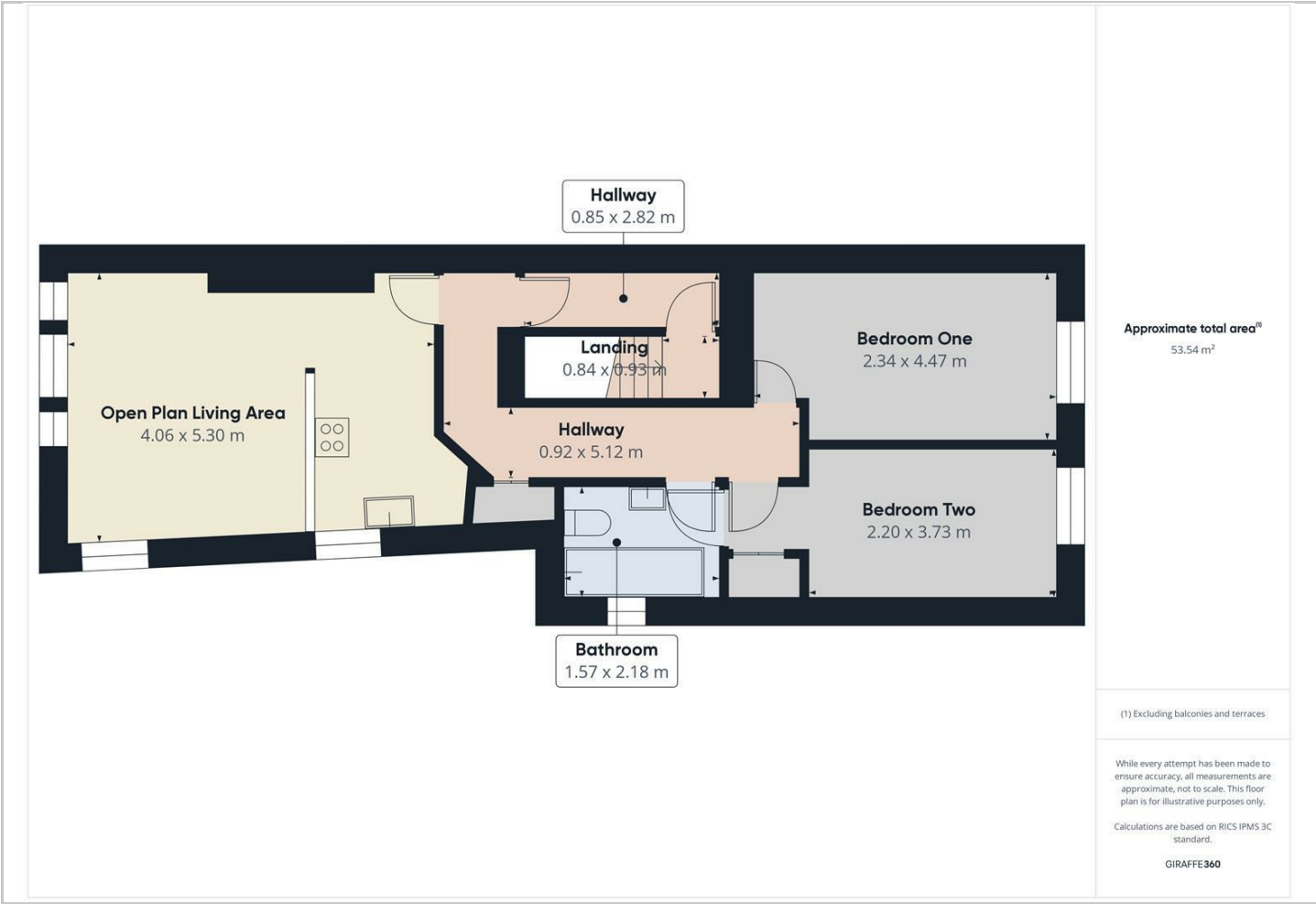
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

