



# turners



## Langleigh Terrace

Ilfracombe, EX34 8EB

**Price Guide £170,000**



Calling all investors! Chain-free three bedroom apartment sold with tenants in situ, offering distant sea views and just a short walk to the high street and harbour.



Property Description

Situated on the outskirts of Ilfracombe's High Street, this well-presented three-bedroom apartment enjoys a convenient location within easy walking distance of the town's wide range of amenities, transport links and the picturesque harbour.

Offered for sale with tenants in situ, this chain-free property presents an excellent investment opportunity, providing immediate rental income from completion.

The accommodation comprises three generous double bedrooms, two of which enjoy elevated views across Ilfracombe towards the distant sea. The spacious living room offers ample space for both lounge and dining furniture, creating a comfortable and versatile living area. A modern fitted kitchen provides plenty of storage and worktop space, while the three-piece bathroom suite completes the internal accommodation.

Perfectly positioned for those who enjoy the outdoors, the apartment is just a short stroll from the Torrs and the South West Coast Path, offering spectacular coastal walks right on the doorstep.

Further benefits include an allocated off-road parking space, adding to the property's practicality and appeal. This is an ideal opportunity for investors seeking a well-maintained property in a popular coastal location with an established tenancy already in place

Location

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

Agent Notes

- This property has a 999 year lease with 963 years remaining
- The current rent for the property is £850pcm
- There is a service charge of .....pcm

Directions

From our office, head towards Meridian Place for 0.3 miles passing both sets of traffic lights. At the roundabout, take the first exit onto Church street and then take an immediate right turning onto Church Hill. Follow this road onto Langleigh Road where the property will be situated on your left hand side.

What3words: rephrase.follow.ruler

Floor Plans



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Area Map



Energy Efficiency Graph

