

2 Bakehouse Flats

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22a Fore Street, Port Isaac, PL29 3RB

Port Isaac Harbour 30 Yards - Polzeath 6.5 Miles - Wadebridge 8 Miles

A beautifully presented two bedroom turnkey apartment in the centre of Port Isaac, moments away from the harbour.

- First Floor Apartment
- Centre Of Port Isaac
- Excellent Income Potential
- 999 Lease from 1988
- Leasehold
- Two Bedrooms
- 30 Yards From The Harbour
- Communal Courtyard
- 50% of the Freehold
- Council Tax Band: B

Guide Price £250,000

The property is tucked away down 'Squeeze Belly Ally' in the heart of the fishing village of Port Isaac, just 30 yards from the picturesque harbour. The village itself has a thriving community and offers a range of local facilities and amenities catering for day to day needs. These include a doctor's surgery, primary school, public houses, excellent restaurants including the Michelin starred Fish Kitchen by Nathan Outlaw and regular local bus services to nearby towns. Perhaps best known for its association with a number of TV series, the village itself was the backdrop for the popular series Doc Martin. In years gone by it was a busy trading and fishing port with a myriad of narrow streets and traditional cottages arranged around the beach and harbour.

This beautifully presented two-bedroom apartment enjoys an enviable position just moments from the harbour and beach, offering an excellent opportunity as a permanent residence, coastal retreat or holiday let investment.
Accessed via an external flight of steps, the property opens through a charming stable door into a light and airy open-plan sitting room/kitchen, thoughtfully arranged to create a welcoming and sociable living space. The contemporary kitchen is fitted with a range of wall and base units together with integrated appliances including an electric oven and hob, under-counter fridge and composite sink with mixer tap.
An inner hallway leads to two bedrooms and a well-appointed shower room. The principal bedroom benefits from built-in storage cupboards, whilst the second bedroom features a wash hand basin.
To the front of the apartment is a delightful south-westerly facing courtyard, enjoying a sunny aspect and shared with the residents of Bakehouse Flats.

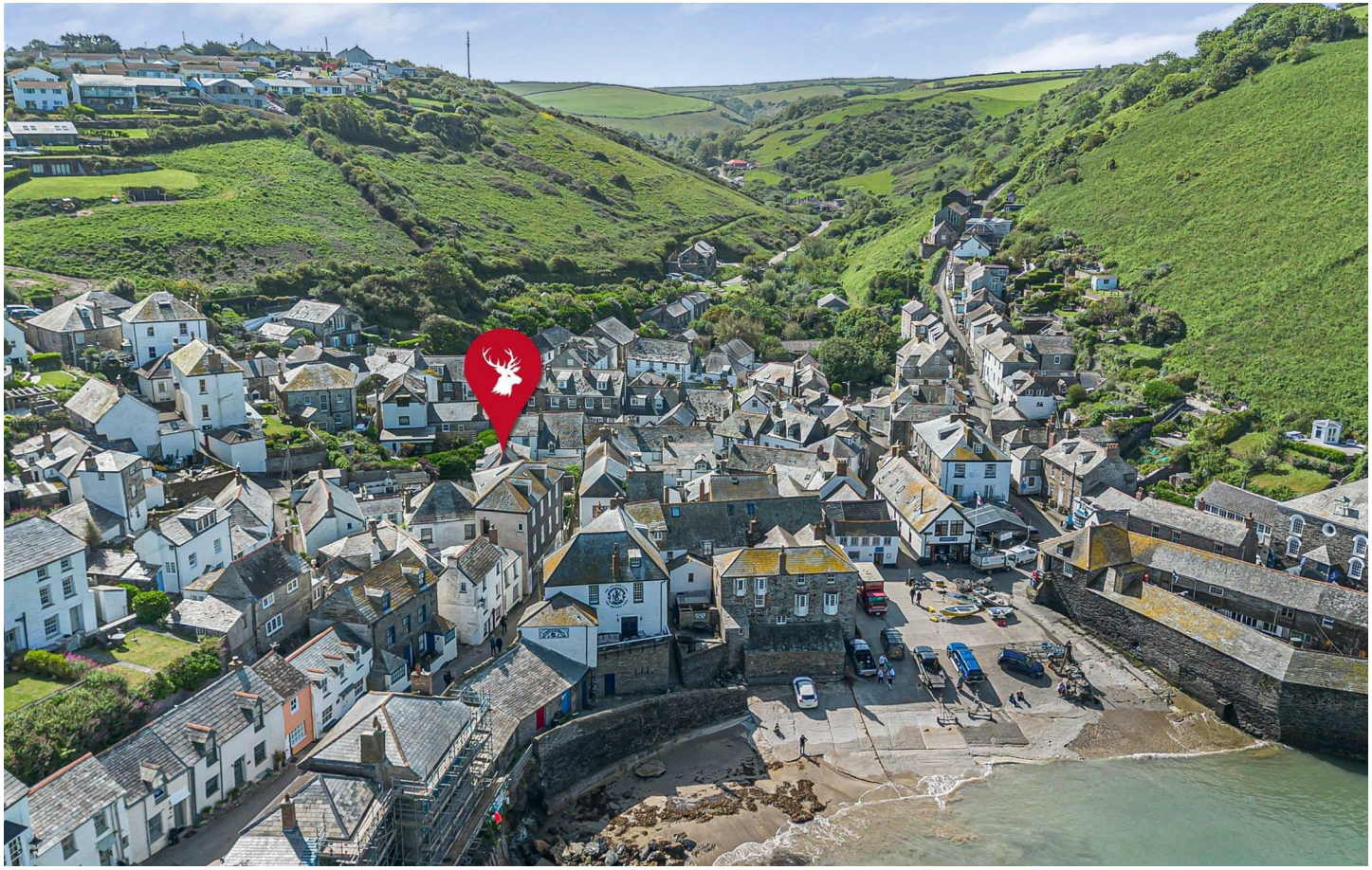
SERVICES: Mains electricity, mains water and drainage. Electric radiators. Broadband availability: Superfast. Mobile phone coverage: Good outdoor and variable indoor (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services. Please note the agents have not inspected and tested these services.
The property is on a long 999 year lease from 1988 with a 50% share of the freehold. There are no ground rents of services charges payable.















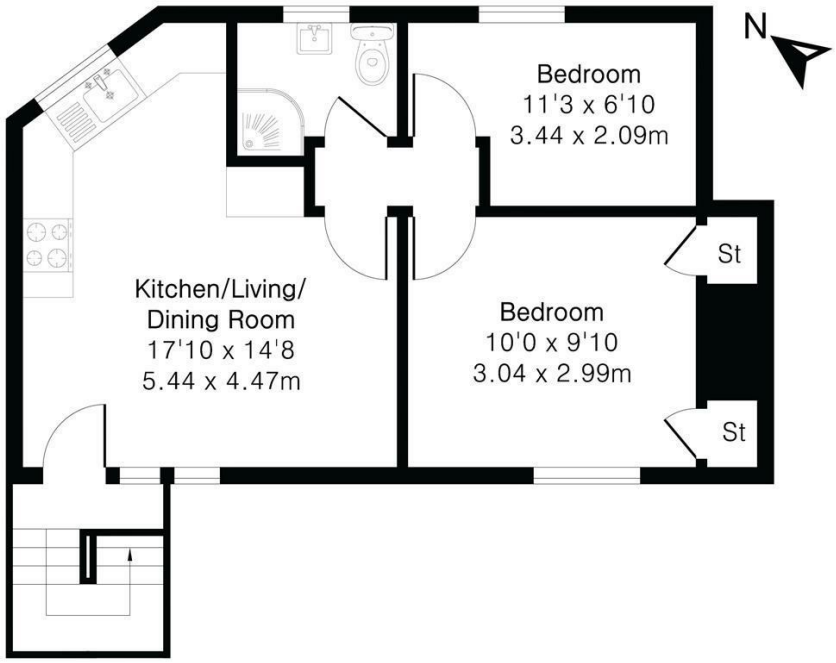




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area 472 sq ft - 44 sq m

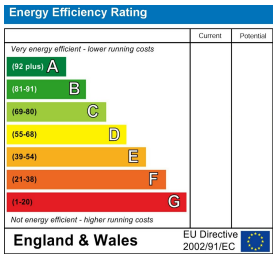


PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS

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