



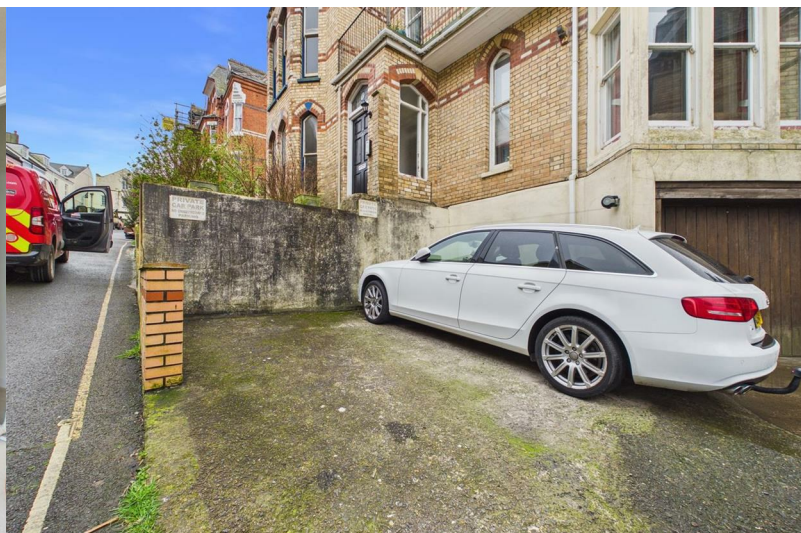
turners



Fortescue Road

Ilfracombe, EX34 9AD

Price Guide £150,000



14 Fortescue Road

Ilfracombe, EX34 9AD

Price Guide £150,000

- Well-presented two bedroom first floor apartment
- Chain-free sale
- Allocated off-road parking
- Additional basement storage
- Perfect for first time buyer or investors
- Close proximity to local amenities and public transport
- Short walk to Ilfracombe Harbour
- All mains services

Property Description

A well-presented first-floor apartment, ideal for first-time buyers or investors, offered to the market with the advantage of a chain-free sale. This bright and spacious home is enhanced by large bay windows and high ceilings, creating an impressive sense of light and openness throughout.

The property features two generous double bedrooms, with the primary bedroom benefiting from a modern three-piece en-suite. At the heart of the home is a stylish open-plan lounge, kitchen, and dining area, offering ample space for freestanding furniture and direct access to a private balcony—perfect for relaxing or entertaining. A contemporary three-piece family shower room completes the internal accommodation.

Externally, the property further benefits from a substantial basement storage room, ideal for outdoor equipment and additional household storage, as well as an allocated off-road parking space. Conveniently located, the apartment is just a short walk from local amenities, transport links, and Ilfracombe's vibrant harbour,

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.

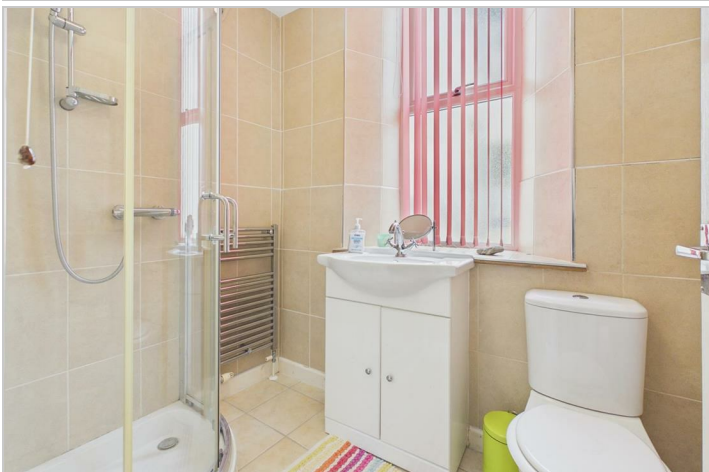
Agent Notes

- This property has a lease of 999 year lease with 983 years remaining
- The service charge is £1,200 annually (£100pcm)
- You own 1/3 of the freehold and maintenance is split three ways

Directions

From our office, head south-west on the High Street/A361 towards Meridian Place until you reach the first set of traffic lights. At the lights, turn right onto Northfield Road and at the next lights, turn right again onto wilder road. In 404ft, turn right onto Fortescue Road where you will find the property on the right hand side, just a short way up the road.

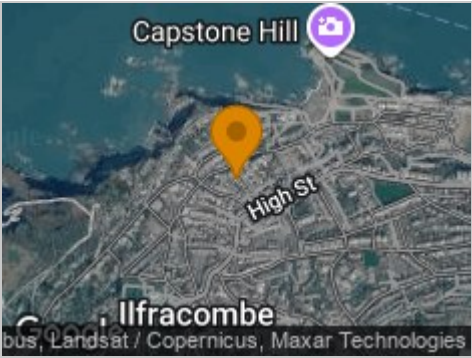
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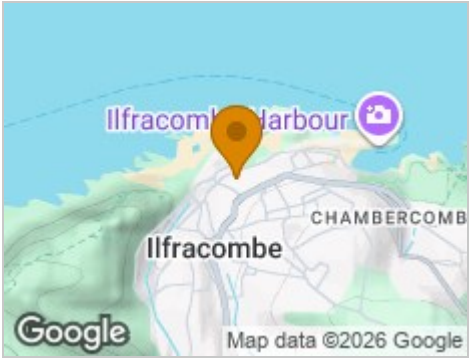
Road Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

