



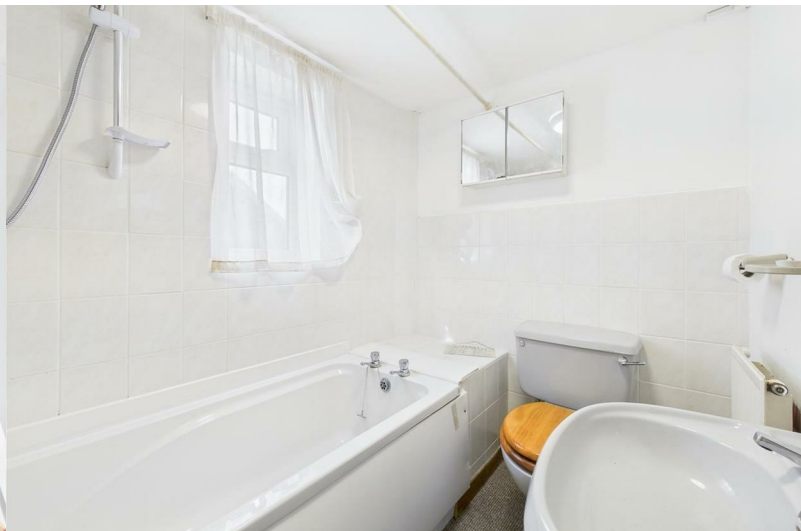
# turners



## High Street

Ilfracombe, EX34 9DF

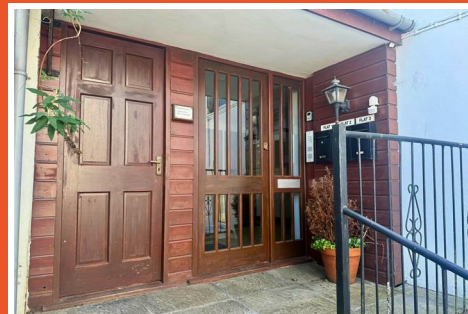
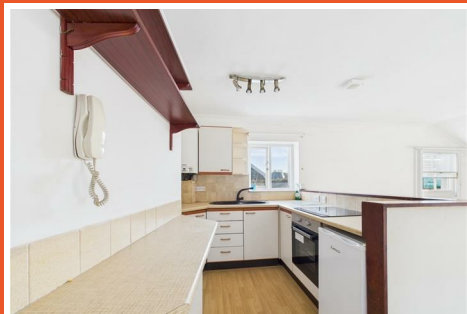
Price Guide £94,950



# 5 High Street

Ilfracombe, EX34 9DF

**Price Guide £94,950**



This third-floor flat presents a fantastic opportunity for investors or first-time buyers looking to step onto the property ladder. The home features a spacious open-plan living area, two double bedrooms, and a well-sized bathroom, offering a solid foundation for comfortable living.

The rear boasts rather impressive sea views that add a desirable touch to this well-located property. While the flat would benefit from general modernisation, it holds great potential to add value and personalise to your taste.

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.

## 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.

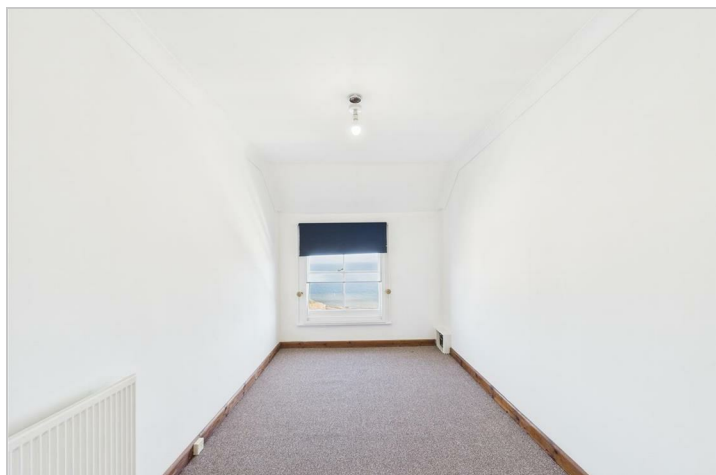
This property has a 999 year lease with 970 years remaining. There is a £50 annual ground rent and £290 annual service charge that paid every six months.

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

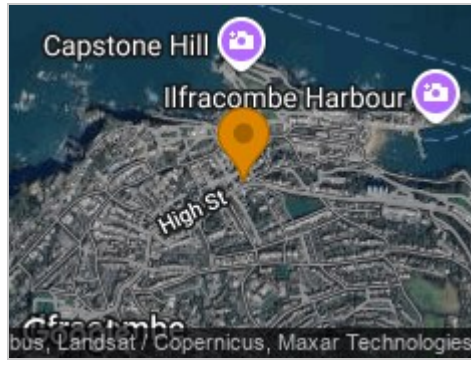
From our office this property is a short walk away. Follow the High Street for approximately 266ft and then turn left under the arch way just before the ladbrokes shop. Follow down this road and then turn right and right again at Crinkley Cottage where the property will be ahead of you.



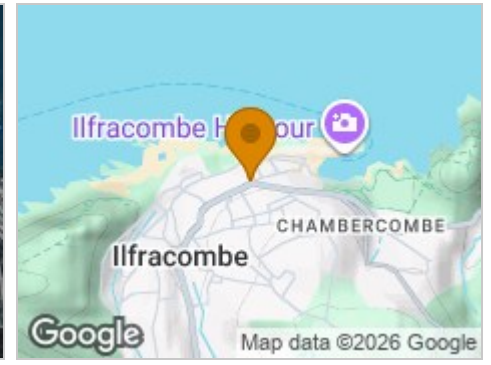
## Road Map



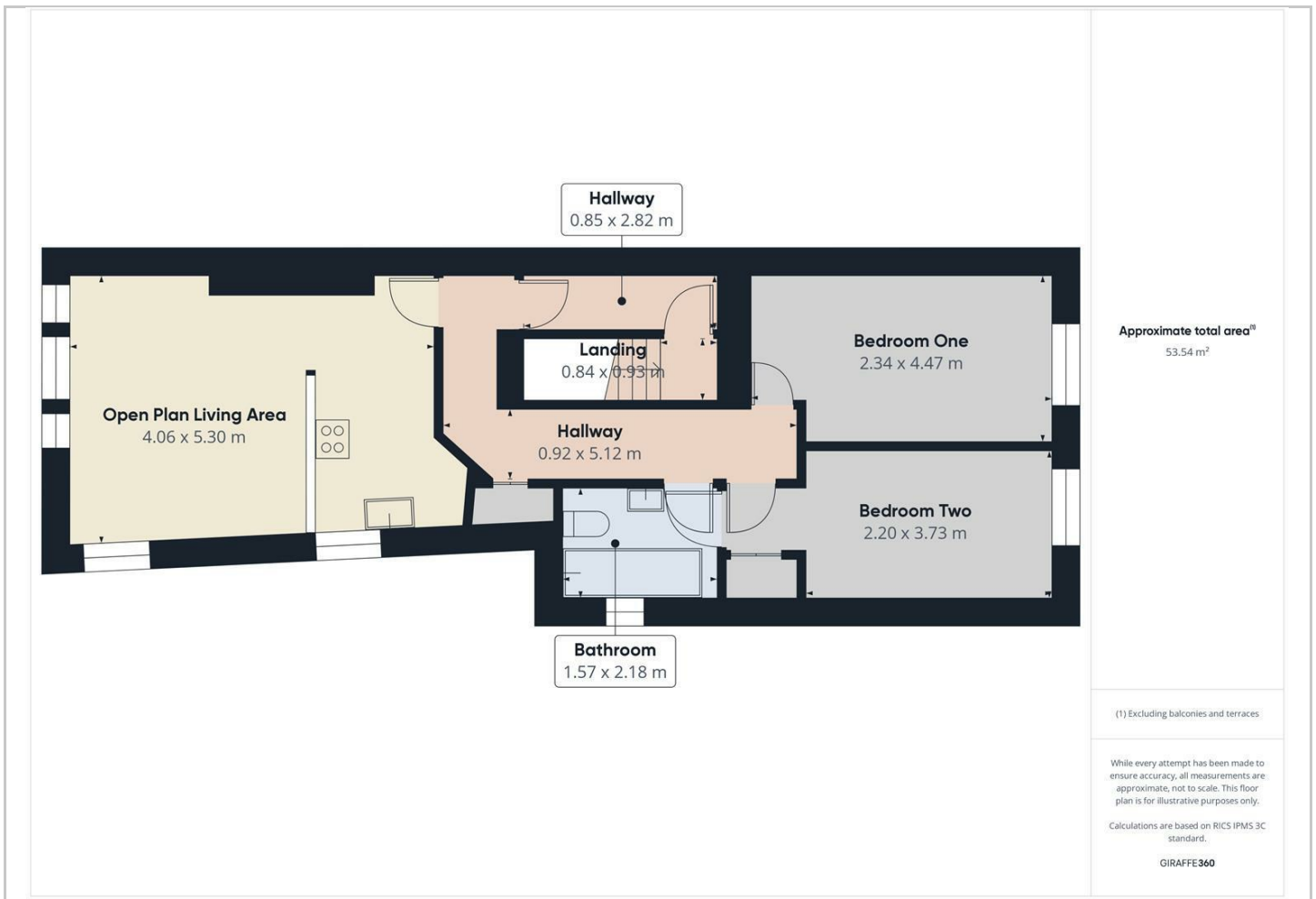
## Hybrid Map



## 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 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

