



# turners



## High Street

Ilfracombe, Ilfracombe, EX34 9EY

**Price Guide £110,000**



Recently redecorated and beautifully presented one-bedroom first-floor flat, offered chain free, ideal for first-time buyers or investors seeking a ready-to-move-into home.



### Property Description

This well-presented first floor flat has been recently re-decorated throughout, offering a fresh and modern living space ideally positioned in the heart of Ilfracombe. Situated on the High Street, the property benefits from easy access to a wide range of local amenities, excellent transport links, and the town's vibrant harbour and seafront.

The accommodation comprises a spacious living room with ample room for both lounge and dining furniture, creating a versatile and comfortable living environment, with a lovely shuttered bay window to the front aspect of the property. The contemporary kitchen has been thoughtfully designed to provide both style and practicality. The generous double bedroom benefits from built-in storage, while the modern four-piece bathroom suite offers a touch of luxury with well-appointed fixtures and fittings.

Offering an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a ready-to-let addition to their portfolio, this attractive home is available with the added benefit of a chain-free sale.

### 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

- 999 year lease with 979 year remaining
- Annual service charge currently £800 approx. New management company due to take over with a decreased service charge to be applied.
- Ground rent: £50 per annum

### Directions

From our office follow the High Street/A361 towards meridian place for around 400 ft where you will find the property on the left hand side. an agent will meet you outside to show you around.

What3words: going.bonds.labels

### Floor Plans



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### Area Map



### Energy Efficiency Graph

