Bond Oxborough Phillips

Changing Lifestyles

Flat 3
18 High Street
Ilfracombe
EX34 9DF

Asking Price: £72,500 Leasehold







Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

Flat 3, 18 High Street, Ilfracombe, EX34 9DF

Bond Oxborough Phillips are excited to offer a fantastic investment opportunity...

- Sea views
- Great investment opportunity
- Central location
- Spacious bedroom
- EPC: D
- Council Tax Band: A











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Set in a central High Street location, this charming one-bedroom Flat boasts sweeping sea views from the rear, offering a perfect blend of coastal serenity and urban convenience. Just a short stroll from the beach, local shops, cafés, and public transport, the flat provides an enviable lifestyle for those seeking a home by the sea.

Situated on the top floor, the property enjoys a light-filled interior and a peaceful atmosphere. Whether you're a first-time buyer looking to step onto the property ladder, or a buy-to-let investor seeking a well-located rental opportunity, this flat offers excellent potential.

Don't miss the chance to own a slice of coastal living with both charm and practicality in abundance.

Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as banks, library, post office, schools, cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the harbour, the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award-winning beaches close by, from secluded coves to wide stretches of golden sand with crashing surf. Visit Hele Bay, to the east of the town, for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes' driving time.

Communal Entrance - Accessed at the rear of the High Street to a communal private gate and communal yard. Steps lead up to the communal front door with small lobby.

Main Entrance - Door leading to;

Entrance Hall - Stairs leading to upper floor, doors leading to;

Lounge - 18'1" x 11'4" (5.5m x 3.45m)
Laminated wood floor, with central fireplace, electric fire, window to front elevation.

Kitchen - 15'1" x 10'9" (4.6m x 3.28m)
Window to rear elevation enjoying excellent sea views over the Bristol Channel, range of wall and base units with work surface over, enamel one and a half bowl sink and drainer, integrated oven and electric glass hob with extractor hood over, plumbing for washing machine, space for breakfast table, loft access, laminate flooring.

Bathroom - 6'6" x 8'4" (1.98m x 2.54m)
Window to rear elevation enjoying sea views, three-piece suite comprising of panel bath, WC, airing cupboard, partly tiled walls.

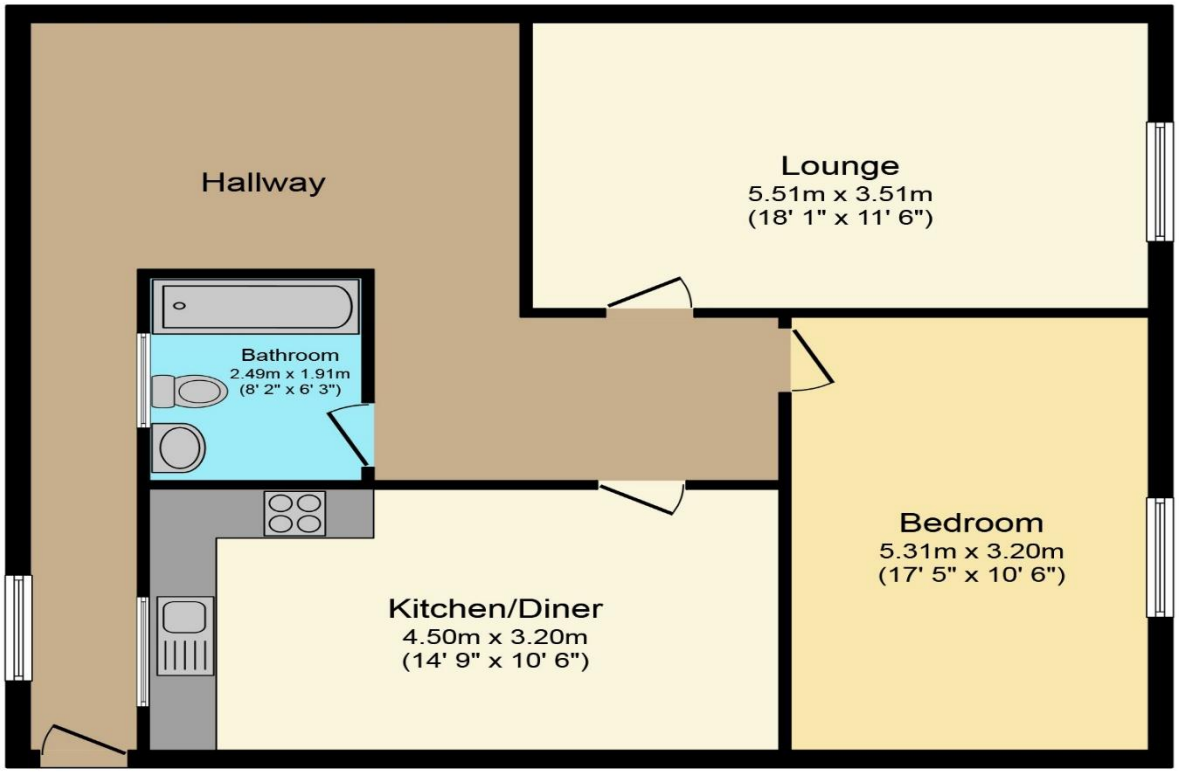
Bedroom One - 10'8" x 17'7" (3.25m x 5.36m)
Window to front elevation, satellite connection for independent channel viewing from the lounge.

Agent's Notes - 983 years remaining (renewed in 2009). Monthly service charge: £112.43, which covers maintenance, repairs, cleaning of communal areas, building insurance which covers 24 months' accommodation in the event of fire or explosion. Ground rent is £125 which is included in the monthly service charge. The property has an EPC rating of D.



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Floor Plan

Floor area 89.1 sq.m. (959 sq.ft.) approx

Total floor area 89.1 sq.m. (959 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Directions

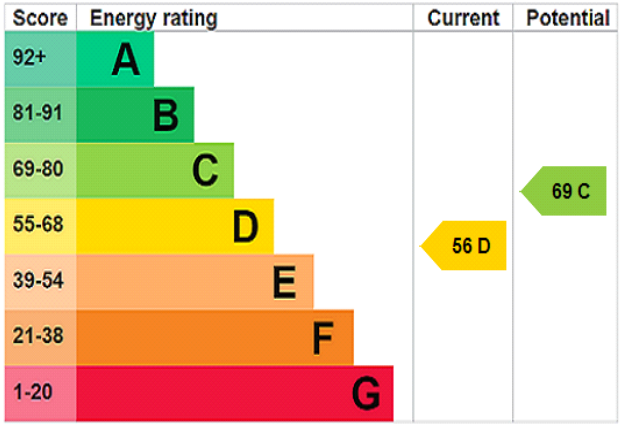
From our office on Ilfracombe High Street proceed on foot towards Merlin Cinema. Walk through the double archway opposite and the red gate for the communal courtyard can be found in the corner on your right hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



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