



Bond
Oxborough
Phillips

Changing Lifestyles

Ground Floor Flat
5 Avenue Road
Ilfracombe
Devon
EX34 9AT

Asking Price: £72,000 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Ground Floor Flat, 5 Avenue Road, Ilfracombe, Devon, EX34 9AT

Charming ground-floor Victorian flat with brand-new kitchen...



- Characterful ground-floor flat
- Exposed wooden floorboards
- Double bedroom with ensuite shower room
- Open-plan living space with bay window and brand-new kitchen
- Close to town centre and harbour
 - EPC: D
 - Council Tax Band: A



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This charming ground-floor Victorian flat is offered for sale in Ilfracombe and presents an excellent opportunity for first-time buyers and investors alike.

Full of character, the property retains attractive period features including exposed wooden floorboards, high ceilings and generous windows that flood the living space with natural light. The accommodation is arranged in an open-plan style, seamlessly combining the reception area, dining space and kitchen to create a bright and sociable layout ideal for modern living.

The current vendors have recently installed a brand-new kitchen, finished with wooden-effect worktops and offering ample storage and space for a dining table. The double bedroom is well proportioned and benefits from an ensuite shower room complete with a double shower cubicle.

Situated in a convenient position in Ilfracombe, the property is within easy reach of a wide range of local amenities including independent shops, cafés, supermarkets and everyday services around the town centre and picturesque harbour. The stunning North Devon coastline is close by, offering scenic walks along the South West Coast Path, nearby beaches and access to local parks and green spaces.

Regular bus services provide connections to Barnstaple and surrounding North Devon towns, with Barnstaple railway station offering onward services towards Exeter and beyond (approximately 1 hour 15 minutes to Exeter). The A361 provides road access to the wider Devon area.

The property falls within Council Tax Band A.

Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as a building society, 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 new watersports centre, 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. For beaches, 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.

Main Entrance - Door leading to:

Open-plan Kitchen/Lounge/Diner - 13'8" x 13'1" (4.17m x 4m)

Wooden single-glazed bay window to front elevation, exposed wooden floorboards, wall-mounted electric radiator, wall-mounted electric fireplace, ceiling coving, picture rails.

Kitchen - Range of wall and base units, wooden-effect countertops, stainless steel sink and drainer inset into countertop, tiled splashbacking, Lamona electric oven, 4-ring induction hob with extractor fan above, space for fridge, fuse board location, door leading to:

Bedroom - 8'3" x 11'4" (2.51m x 3.45m)

Wooden single-glazed sash window to rear elevation, wall-mounted electric radiator, exposed wooden floorboards, storage cupboard housing water immersion heater, door leading to:

Ensuite Shower Room - 3'10" x 6'5" (1.17m x 1.96m)

Low-level flush button WC, wall-mounted electric heater, wall-mounted wash hand basin with storage unit below and vanity mirror above, tiled splashbacking, double shower cubicle with handheld shower attachment and tiled splashbacking surround, extractor fan, exposed wooden floorboards.

Agent notes - This one-bedroom flat is registered under Land Registry Title Number DN306872 with UPRN 100041138907 and is held on a leasehold tenure, being a 999-year lease commencing from 17th March 1989. The property extends to approximately 409 sq. ft. (38 sq. m.) and falls under Devon County Council within the Ilfracombe Conservation Area, with a recorded very low flood risk. The flat benefits from all mains connections, including electricity, water and drainage, with on-street parking and no private outside space. It is listed under Council Tax Band A (approximately £1,676 per annum) with EPC rating of D and no known building safety issues. An approved neighbouring planning application (Ref: 61836, dated 14/09/2016) relates to a variation of condition for a hotel development. Broadband speeds are available up to 80 Mbps (superfast), with mobile coverage from EE, Vodafone, Three and O2, and TV services available via BT, Sky and Virgin Media. The property is managed by Turner's Property Services, with a maintenance charge of £80 per calendar month payable on the 1st of each month, which includes the buildings insurance, and there are no known covenants or restrictions affecting the property.

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Directions

From our Ilfracombe office, proceed left down the high street towards the traffic lights. Take a right-hand turn onto Northfield Road. Take the next right-hand turn onto Wilder Road. Continue along this road then take a right-hand turn onto Avenue Road where the property can be found on your right-hand side towards the top of the road.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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