



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 1
46 High Street
Ilfracombe
Devon
EX34 9QB

Asking Price: £75,000 Leasehold



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01271 866 699
ilfracombe@bopproperty.com

FLAT 1, 46 High Street, Ilfracombe, Devon, EX34 9QB

Renovation opportunity in the heart of town – ideal for investors...



- Two-bedroom flat
- Convenient High Street location
- Great investment and renovation opportunity
 - Large windows
 - Light and spacious
 - EPC: TBC
- Council Tax Band: A



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This two-bedroom flat presents an excellent investment and renovation opportunity in a highly convenient central Ilfracombe location, just moments from the town's High Street amenities. Well positioned for shops, cafés and everyday services, the property offers strong potential for both rental income and capital growth.

The accommodation comprises a bright reception room featuring large windows that allow for an abundance of natural light, creating a well-proportioned central living space. The kitchen offers a practical layout with built-in pantries, wooden worktops, space for dining and good natural light, providing a solid base for refurbishment and modernisation.

There are two double bedrooms, offering flexible accommodation well suited to long-term letting, holiday use, or resale, along with a bathroom benefiting from a panelled bath and built-in storage. The property falls within Council Tax Band A, further enhancing its appeal to investors and occupiers alike.

Ilfracombe's harbour, seafront and coastal paths are all within easy reach, offering access to the South West Coast Path, nearby beaches, and a wide selection of restaurants and leisure facilities. The town is served by both primary and secondary schools, making the location attractive to a broad tenant and buyer demographic.

Transport links are well catered for, with regular bus services to Barnstaple and surrounding North Devon towns, and onward rail connections from Barnstaple to Exeter. Road access via the A361 provides connectivity to the wider regional network.

Overall, this property represents a rare opportunity to acquire a centrally located flat with scope to add value, ideal for investors seeking a refurbishment project or buyers looking to tailor a home to their own requirements in a strong and accessible location.

Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as 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 water sports 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 a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a seaside award, or Hele Bay to the east of the town, also award winners, 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.

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Hallway - 3'7" x 3'1" (1.1m x 0.94m)

Doors leading to:

Kitchen - 10'10" x 15'4" (3.3m x 4.67m)

UPVC double-glazed window to rear elevation, range of wall and base units, space for cooker with extractor fan above, space and plumbing for washing machine, space and plumbing for dishwasher, combi boiler location, wood-effect countertops, built-in pantry, wood-effect vinyl flooring, radiator, picture rails.

Bathroom - 7'4" x 11'4" (2.24m x 3.45m)

UPVC obscured double-glazed window to rear elevation, wood-effect vinyl flooring, storage cupboard, pedestal wash hand basin, low-level flush WC, single-panelled bath with shower attachment above, tiled splashbacking, radiator.

Living/Dining Room - 13'2" x 13'9" (4.01m x 4.2m)

Wooden single-glazed sash windows to front elevation x2, radiator, picture rails.

Bedroom One - 8'9" x 14' (2.67m x 4.27m)

Wooden single-glazed sash window to front elevation, picture rails, radiator.

Bedroom Two - 8'3" x 10'5" (2.51m x 3.18m)

Wooden single-glazed sash windows to front elevation, picture rails, radiator.

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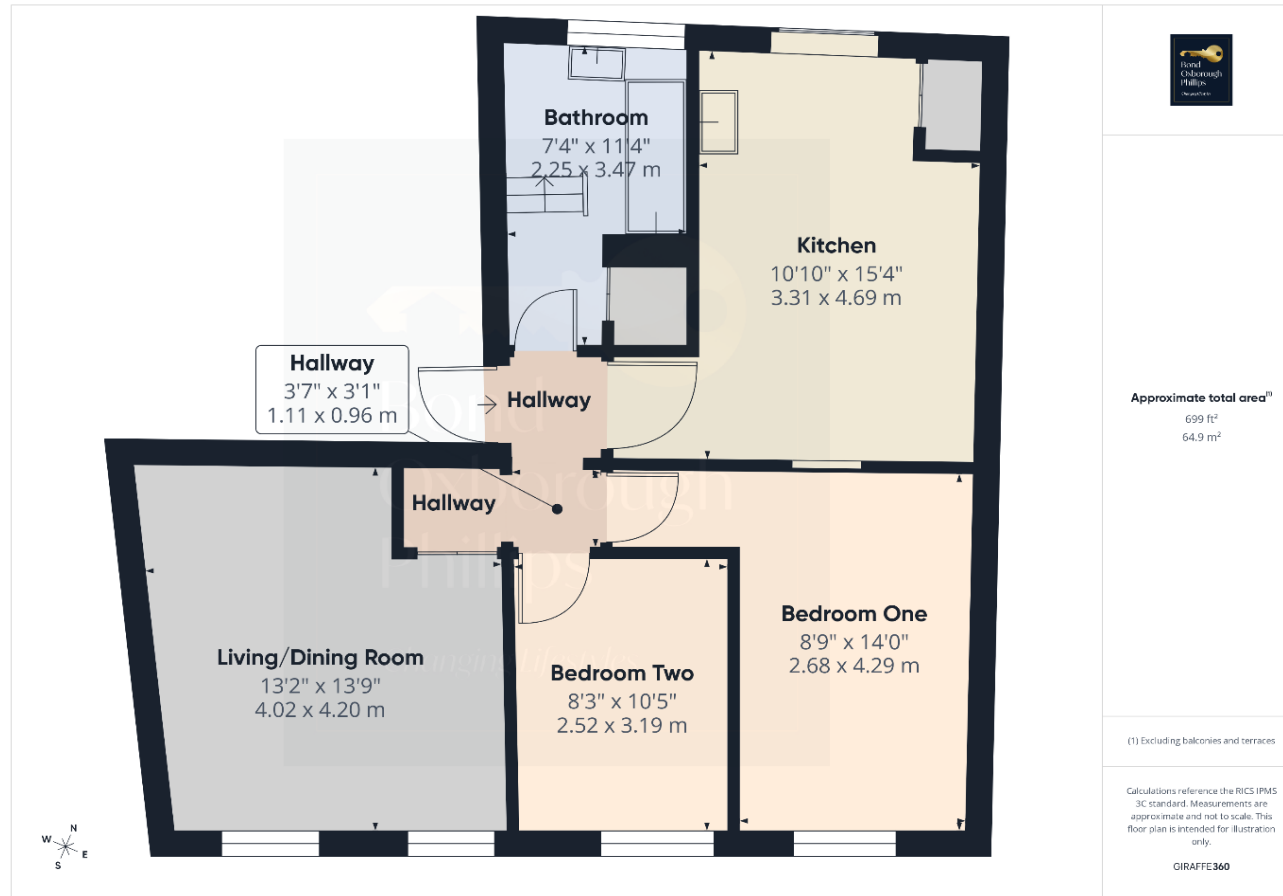


Have a property to sell or let?

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.



Directions

Proceed along the High Street with our office on your left-hand side and upon reaching the first set of traffic lights in 20 yards the property will be on your right-hand side.

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