



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 4
26 High Street
Ilfracombe
Devon
EX34 9DA

Asking Price: £130,000 Leasehold



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01271 866 699
ilfracombe@bopproperty.com

Flat 4, 26 High Street, Ilfracombe, Devon, EX34 9DA

Spacious 2-bedroom flat in a convenient coastal location...



- Spacious 2-bedroom flat
- Breathtaking sea views
 - Central location
- Open plan living area
- Generous storage space
 - EPC: E
 - Council Tax Band: A



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Located on Ilfracombe's High Street, this spacious two-bedroom apartment enjoys stunning sea views and is beautifully presented throughout, making it an ideal first-time purchase, investment opportunity or coastal home. Positioned within easy reach of the town's shops, cafés, picturesque harbour and local amenities, the property offers the perfect blend of convenience and seaside living.

Upon entering the property, you are welcomed by a generous entrance hall. To the right is the second bedroom, a well-proportioned room with a window overlooking the rear elevation. Continuing through the hallway, you'll find the modern shower room, comprising a walk-in shower, WC and wash hand basin.

Further along the hallway are two deep storage cupboards, providing excellent storage space. Opposite is the spacious master bedroom, which also benefits from a window to the rear elevation.

At the end of the hallway, the property opens into an impressive open-plan living, dining and kitchen area. Flooded with natural light from the large, partly glazed windows to the front elevation, this fantastic space enjoys breathtaking sea views across Ilfracombe's coastline, creating the perfect setting for both relaxing and entertaining.

Offering generous accommodation throughout, excellent storage and spectacular coastal views, this superb apartment is ready to move straight into and presents a fantastic opportunity for buyers seeking a low-maintenance home in a convenient town centre location.

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.

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Agents Notes - This property is registered under Land Registry Title Number [Insert Title Number] with UPRN 100040265043 and held on a Leasehold tenure. The plot measures approximately 0.05 acres. It falls under North Devon, with a flood risk recorded as Very Low and is within the Ilfracombe Conservation Area. Services include electric heating and mains water, mains drainage, mains electricity and mains sewerage. Parking is None and outside space is None. The property is in Council Tax Band A with an annual cost of about £1,761. The EPC rating is E. There are Known building safety issues, with the front elevation of the property being Grade II Listed, and planning history includes approved listed building consent in January 2020 for confirmation of compliance with conditions relating to the conversion of the upper floors to form six flats with new access at ground floor level, together with approved listed building consent for alterations to the property. Connectivity is good, with broadband speeds up to 80 Mbps, mobile coverage Good, and TV/satellite services via BT and Sky, with Virgin not available. The property is held on a leasehold tenure with approximately 243 years remaining on the lease. It is managed by City & Town Group Ltd, with an annual maintenance charge of £1,655. The ground rent is £100 per annum, payable semi-annually, and is reviewed annually.

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Directions

From our Ilfracombe office, turn left out of the office towards Fore Street and the property will be found shortly after on your left hand side of the High Street

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		84 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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