



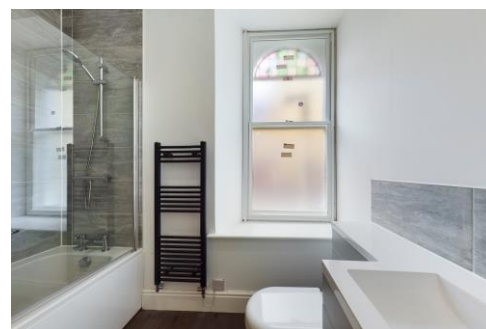
Bond
Oxborough
Phillips

Changing Lifestyles

46A Fore Street
Ilfracombe
Devon
EX34 9DN



Asking Price: £180,000 Share of Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

46A Fore Street, Ilfracombe, Devon, EX34 9DN

2 Bedroom apartment with private entrance...



- Private entrance
- 2 Bathrooms
- Newley converted
- Integrated appliances
- NO ONWARD CHAIN
- EPC: E



Agents' thought's

As sole selling agents we believe this property would make a fantastic purchaser for an owner occupier or investor. Located in the culinary heart of Ilfracombe and being a few hundred yards to the sea front. 46a is a newly converted 2 bedroom ground floor apartment.

Brand new, well designed apartments which are now ready for immediate occupation, situated in a prime location approximately 650 hundred yards from Ilfracombe's picturesque harbour.

This is an incredibly bright and airy ground floor apartment has two bedrooms with 1 en-suite, open plan lounge/kitchen and a three piece suite family bathroom. The property currently makes for a comfortable home or a holiday to let investment. Benefits are, ground floor, private entrance, central heating, downlighters, integrated appliances such washing machine, Lamona hob oven, fridge freezer and dishwasher. Brushed stainless steel plug sockets, broadband and TV points, downlighters.

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Main Entrance - UPVC door to;

Porch - UPVC door leading to;

Open Plan Lounge / Kitchen

Lounge - Sash windows with stained glass to front and side elevation, radiator, laminate style flooring, doors leading to;

Kitchen - Range of wall and base level units with work surface over, stainless steel sink and drainer inset to worktop, integrated Lamona electric over and four ring gas hob, integrated slim line dishwasher, Lamona fridge freezer, built in Lamona washing machine, down lighters.

Bedroom Two - Sash windows with stained glass to front elevation, radiator, built in cupboard housing Gledhill electric boiler supplying domestic hot water and central heating.

Bathroom - Sash window to side elevation with privacy glass, three piece suite comprising; panel bath with shower over, low level push button W/C, vanity wash hand basin, partly tiled walls, vertical radiator.

Bedroom One - Sash bay window to side elevation, radiator, door leading to;

Ensuite - Shower cubicle, low level push button W/C., vanity wash hand basin, down lighters, radiator, partly tiled floor to ceiling.

Outside With our office on your right hand side proceed eastwards along the High Street and upon reaching the fork in the road, take the road to the left under the archway saying Harbour into Fore Street. Continue down this road until bearing right to Fore Street and the property is on your left hand side.



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Directions

With our office on your right-hand-side proceed eastwards along the High Street and upon reaching the fork in the road, take the road to the left under the archway saying Harbour into Fore Street. Continue down this road until bearing left into Sommers Crescent and the property is on the right-hand-side.

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.