Bond Oxborough Phillips

*Changing Lifestyles*

Flat 1
16a High Street
Ilfracombe
Devon
EX34 9DF




# Guide Price: £72,500 Leasehold









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## Stunning Sea Views in a Central Location

**An exceptional opportunity has arisen to acquire this centrally located two-bedroom second floor apartment, just a short stroll of approximately 500 metres from the beautiful Wildersmouth Beach. Offering truly spectacular views across the Bristol Channel, this property is ideally suited to first-time buyers or investors seeking to add a high-performing asset to their portfolio.**

**The apartment enjoys an elevated position which showcases its remarkable sea views, providing a constantly changing coastal backdrop that can be enjoyed from the comfort of your own home. The light-filled open plan kitchen and lounge area is perfectly positioned to make the most of this stunning outlook, creating an inspiring space to relax and unwind.**

**Internally, the property features two generously sized bedrooms, bathroom and the comfort of gas central heating powered by a Combi boiler. With its excellent income potential and close proximity to local shops, cafes, and transport links, this property offers the perfect blend of lifestyle and investment. Potential rental income of £575 PCM.**




Floor Plan

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

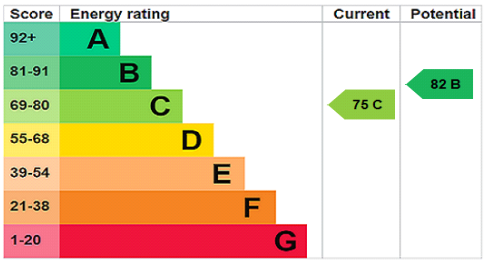
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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.

Ilfracombe is a picturesque Victorian seaside resort known for its rich history. It provides an array of amenities including banks, a library, a post office, schools, and even a cinema. The town features several nearby attractions such as Damien Hirst's famous Verity statue on the Harbour, the award-winning Ilfracombe Aquarium, and the distinct Tunnels Beaches. Year-round events and festivals enliven the area, particularly around the historic harbour and the esteemed Landmark Theatre on the seafront. The region also offers many exceptional beaches from hidden coves to extensive stretches of golden sand ideal for surfing. For a one-of-a-kind beach outing, visit 'The Tunnels' in Ilfracombe with its Blue Flag and Seaside Awards or Hele Bay to the east for quality bathing and rock pool adventures. Additionally, Putsborough, Woolacombe, and Croyde are just a short drive away. North Devon's main hub of Barnstaple is also conveniently about 20 minutes away by car.

**Agents Notes:** This property is of traditional stone and brick construction and is located in a conservation area, the property is identified as having a low risk of flooding. It is directly connected to mains electricity, water and gas, mains drainage. Gas central heating Broadband services are available at the property, with estimated download speeds of up to 17 Mbps for standard broadband and up to 80 Mbps for superfast broadband. Mobile phone coverage in the area is considered to be reasonable, though prospective buyers are advised to check with individual network providers for precise coverage details. There are currently no known planning permissions in place relating to this property or any immediately adjoining properties that may affect its use or enjoyment.
The property is leasehold. Lease term, ground rent, service charges and management fees are to be confirmed. We understand that there are currently no restrictions affecting the use of the property, however, buyers are advised to seek confirmation from their solicitor or conveyancer. This maisonette is being sold as part of a probate estate. As such, we have limited information available regarding the property's full history and specification. The property requires renovation and is ideally suited for buyers looking for a project or an investment opportunity. Disclaimer: All material information provided is intended for guidance only. While we endeavour to ensure its accuracy, we cannot guarantee the completeness or reliability of the details given. We recommend that all prospective purchasers carry out their own due diligence and seek independent professional advice. We accept no liability for any inaccuracies or omissions in the information presented. The property has an EPC rating of C.




## Directions

Proceed Along the High Street, With our office on your right hand side the property can be found on your left just before the turning for Oxford Grove on your right with the door immediately adjacent to Happy Wholefoods.

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