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Changing Lifestyles

7 Searock Apartments
Wilder Road
Ilfracombe
Devon
EX34 9AR

Guide Price: £90,000 Share of Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

7 Searock Apartments, Wilder Road, Ilfracombe, Devon, EX34 9AR

Open-plan studio flat with stunning sea views and balcony



- Well-equipped studio flat with balcony
 - Breathtaking sea views
- Walking distance to Ilfracombe harbour and high street
- Beautiful and well-maintained communal areas
- Ideal for first-time buyers, investors or as a seaside retreat
 - EPC: D
 - Council Tax Band: A



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This beautifully presented studio flat, set within the sought-after Searock Apartments on Wilder Road, Ilfracombe, offers an exceptional opportunity to enjoy coastal living with breathtaking, uninterrupted views across the Bristol Channel.

Designed with practicality and comfort in mind, the property features a fully open-plan layout that maximises space and natural light. The main living area includes a well-equipped modern kitchen, ample room for seating and dining, and a convenient fold-down bed that allows the space to adapt seamlessly from day to night. Large windows frame the spectacular sea views, creating a stunning backdrop for everyday living.

The bathroom is neatly appointed with a WC and a walk-in single shower cubicle, providing a clean and functional space.

Perfectly positioned in one of Ilfracombe's most desirable areas, the flat is within easy walking distance of the bustling High Street with its independent shops, cafés, and eateries. The picturesque Ilfracombe Harbour, Tunnels Beaches, Landmark Theatre, and scenic coastal paths are all close by, offering a wealth of leisure and recreational options.

Transport links include regular local bus services to Barnstaple and surrounding towns, while Barnstaple train station—around a 25-minute drive away—provides direct connections to Exeter and the wider national rail network. Road access via the A361 ensures straightforward travel for commuters and visitors alike.

With a Council Tax Band A designation and an unbeatable coastal outlook, this studio flat is ideally suited to first-time buyers, investors, or those seeking a stylish seaside retreat. Early viewing is highly recommended to fully appreciate the impressive sea views and the convenience of this fantastic location.

Ilfracombe is situated along some of North Devon's most attractive and rugged coastline and has easy access to superb rolling countryside including the Exmoor National Park. The town is particularly renowned for its delightful harbour and quayside as well as the Promenade with the Landmark Theatre and pleasure gardens. Some amenities include the new Watersports Hub, RNLI station, building society, library, post office, schools and cinema, along with many shops and three major supermarket chains (Tesco, Lidl and The Co-operative). Local sandy beaches include the award-winning Woolacombe Beach along with Saunton, Putsborough and Croyde which are also close to hand and attract thousands of visitors each year. The regional centre of Barnstaple is North Devon's historical capital and is approximately 13 miles away. Its acclaimed shopping precinct homes many brand name High Street shops, banks and restaurants. Barnstaple Train Station connects to the inter-city rail network in Exeter. The North Devon Link Road A361 gives fast access to the M5 Motorway Junction 27 (Tiverton).

Entrance Porch - Smoke alarm, door leading to:

Bathroom - Vinyl flooring, low-level flush button WC, extractor fan, wash hand basin with vanity mirror above, single shower cubicle with Mira electric shower, heated towel radiator, tiled splashbacking and surround.

Open-plan Kitchen/Living/Dining/Bedroom

Area - UPVC double-glazed window and single-glazed wooden sash window to front elevation with wonderful views towards Granville Point and the Bristol Channel, balcony, radiator, picture rails, original skirting boards.

Kitchen - Range of wooden effect wall and base units, granite effect countertops, sink inset into countertops, four-ring induction hob with extractor fan above and fan oven below, space for fridge freezer, breakfast bar.

AGENTS' NOTES - A leasehold traditional brick and slate construction property situated in a very low flood risk area. Mains supply connection for all services of gas, electric and water with reasonable broadband and mobile services coverage. There is currently no planning in place on the property or nearby neighbours, along with property offering no shared access or right of ways. The property currently has a service charge of £170.42 per calendar month which includes gas, lighting, bin collections, general maintenance of the property and buildings insurance. The property currently holds an approximately 995-year lease. The management company is Searock Management. Council tax band A and EPC rating D.

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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. 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.

Directions

From Ilfracombe High Street with our office on your left-hand side continue to the first set of traffic lights and turn right into Northfield Road. At the end of this road turn right again onto Wilder Road. Follow this road until it becomes a one-way system and the Searock Apartments will be found immediately in front of you.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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