



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 2
14 Springfield Road
Ilfracombe
Devon
EX34 9JW

Asking Price: £135,000 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Flat 2, 14 Springfield Road, Ilfracombe, Devon, EX34 9JW

Centrally located flat with garage, roof terrace and views...



- 2-bedroom flat
- Open-plan lounge/kitchen with sea views
- Central location close to local amenities
 - Garage
- Roof terrace with views towards the Torrs
- Ideal first-time buy, retirement property or buy-to-let investment
 - No onward chain
 - EPC: TBC
- Council Tax Band: A



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Situated in a central and highly convenient location just moments from the High Street and local amenities, this first floor flat offers excellent potential and flexibility. The property now requires general modernisation. The accommodation comprises an open-plan kitchen/living room where sea views can be enjoyed, two bedrooms and a bathroom. A standout feature is the large and sunny roof terrace, which enjoys an open aspect and views towards the Torrs, providing an excellent space for outdoor seating and entertaining. Further benefits include gas central heating, UPVC double glazing and the considerable advantage of a single garage with roller door, a rare and valuable asset for such a central position. The property is considered ideal for a range of buyers including first-time purchasers, those seeking a retirement home or investors looking for a buy-to-let opportunity. Offered to the market with no onward chain, early viewing is highly recommended to appreciate the space, location and potential on offer.

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.

Communal Entrance – Door leading to communal entrance hall.

Main Entrance - Door leading to:

Entrance Hall - 10'7" x 3'3" (3.23m x 1m)

Intercom, radiator, useful storage cupboard with shelving and plumbing for washing machine, door leading to:

Open-plan Lounge/Kitchen - 13'5" x 14'4" (4.1m x 4.37m)

UPVC double-glazed bay window to front elevation enjoying sea views, radiator, ceiling cornicing.

Kitchen - Range of wall and base units, stainless steel sink and drainer inset into work surface, space for 4-ring gas cooker with extractor hood above, tiled splashbacking, space for fridge freezer.

Bathroom - 4'8" x 7'2" (1.42m x 2.18m)

3-piece suite comprising panel bath with shower over, vanity wash hand basin, tiled splashbacking, low-level push button WC, radiator, extractor fan.

Bedroom One - 19'11" x 7'11" (6.07m x 2.41m)

UPVC double-glazed window to side elevation, UPVC double-glazed door leading to roof terrace, radiator.

Bedroom Two - 8'3" x 9'10" (2.51m x 3m)

UPVC double-glazed window to rear elevation enjoying countryside views of the Torrs, built-in wardrobes, radiator.

Garage - 18'6" x 10' (5.64m x 3.05m)

Up and over door, lighting and power.

Outside – The property offers a large and sunny roof terrace, an ideal space for sitting out, entertaining or alfresco dining, with pleasant views enjoyed towards the Torrs. A valuable additional benefit is the single garage, fitted with a roller door, providing secure parking or useful storage, which is a rare feature for a property in such a central and convenient town location.

Agent's Notes - The property is within North Devon District Council. Council tax is Band A with an approximate annual charge of £1,676. The Energy Performance Certificate rating is to be confirmed. The accommodation extends to approximately 624 sq ft, equivalent to 58 sq m, and is considered to be at very low risk of flooding. The property benefits from central heating. A garage provides off-road parking. The property is located within the Ilfracombe Conservation Area, where planning restrictions may apply. EPC TBC. Mobile coverage is available with EE, Vodafone, Three and O2. Broadband speeds of approximately 19 Mbps basic and up to 80 Mbps superfast are available, subject to provider. TV services are understood to be available via BT, Sky and Virgin Media. The property is understood to be leasehold with approximately 961 years remaining on the lease. Ground rent and service charge details are to be confirmed. All information is provided in good faith and should be verified by a purchaser's solicitor.



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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 our Ilfracombe office with the shop premises on your right-hand side, continue along Ilfracombe High Street and take the first right turn onto Springfield Road. Follow this road as it bears left where the property will eventually appear on your right-hand side with a 'For Sale' board clearly displayed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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