



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 2
Arron Court
Foreland View
Ilfracombe
Devon
EX34 8BP

Asking Price: £117,500 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Flat 2, Arron Court, Foreland View, Ilfracombe, Devon, EX34 8BP



Spacious two-bedroom flat with stunning views and private balcony, ideal for first-time buyers or investors...

- Two well-proportioned bedrooms
- Bright and spacious living area
- Private balcony with breathtaking views
- Modern kitchen and functional layout
- UPVC double glazing and gas central heating
- Convenient location close to local amenities
- Excellent opportunity for first-time buyers or investors
 - EPC: C
 - Council Tax Band: B



Spacious two-bedroom flat with stunning views and private balcony, ideal for first-time buyers or investors...:

A 2-bed flat with UPVC double glazing and gas central heating. Features include a kitchen, spacious living area, and private balcony with breathtaking views. Close to amenities, perfect for first-time buyers or investors. Arrange a viewing now!



Attractive two-bedroom flat, boasting UPVC double glazing and gas central heating throughout. This property features a spacious open-plan living area, perfect for entertaining or unwinding after a busy day.

The two bedrooms are generously sized, offering plenty of natural light and storage options. The property benefits from large windows, creating a bright and welcoming atmosphere. The stylish bathroom is fitted with modern fixtures and fittings.

Conveniently located with easy access to local amenities, shops, and transport links, this flat is ideal for professionals and families. Don't miss the chance to call this stunning property home. Contact us today to schedule a viewing and discover the comfort and charm it has to offer.

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Ilfracombe is a characterful Victorian seaside town offering a good range of everyday amenities, including independent shops, supermarkets, schools, a cinema, healthcare facilities and a variety of cafés, bars and restaurants. The picturesque harbour remains a focal point of the town, home to the iconic Verity statue, along with a selection of galleries and eateries. The town also benefits from a modern watersports centre and the well-regarded Ilfracombe Aquarium. A range of local events and seasonal festivals take place throughout the year, many centred around the harbour and seafront, including performances at the Landmark Theatre. The surrounding North Devon coastline is renowned for its natural beauty, with nearby Hele Bay offering a more sheltered beach, while the award-winning beaches at Woolacombe, Croyde and Putsborough are all within easy reach by car. The regional centre of Barnstaple is approximately 20 minutes away, providing a wider selection of national retailers, leisure facilities and transport connections, including rail links to Exeter and beyond.



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.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01271 866 699

For more information or to arrange an accompanied viewing on this property.



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Agent's Notes

This property is registered under Land Registry Title Number DN558494 with UPRN 10000489688 and is held on a leasehold tenure. The lease commenced on 25 June 2006 for a term of 125 years, expiring on 24 June 2131, with approximately 105 years remaining. The property has a floor area of approximately 1,065 sq. ft. (99 m²). It falls under Devon Local Authority, with a very low flood risk and is not located within a conservation area. Services include mains electricity, with mains water and drainage connected. Parking is on street and outside space is not applicable. The property is listed under Council Tax Band B. The EPC rating is C. There are no known building safety issues, and no recent planning history has been identified. The freeholder and management company are understood to be dissolved, therefore management and leaseholder information, including service charge, insurance arrangements and any associated costs, are not currently available. Connectivity is good, with broadband speeds up to approximately 61 Mbps, mobile coverage is available via major providers, and TV and satellite services are available via BT, Sky and Virgin.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From our office on your left hand side proceed out of the town passing through both sets of traffic lights and upon reaching the mini roundabout take the right hand fork into Station Road, signposted to Lee. Carry straight on, up over the road and junction in to Lamb Park. Turn Left into Cairn Road leading to Foreland View and the property will be found on your left hand side with name plaque clearly displayed.

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.

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