



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 1
1 Market Street
Ilfracombe
Devon
EX34 9AY

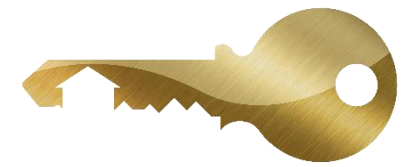
Asking Price: £220,000



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01271 866 699
ilfracombe@boproperty.com

Flat 1, 1 Market Street, Ilfracombe, Devon, EX34 9AY



Elevated coastal living with breathtaking sea views...

- **Top floor apartment with sea views**
 - **Three good-sized bedrooms**
 - **Modern four-piece bathroom**
 - **Central location near harbour**
 - **Pets & holiday lets permitted**
 - **EPC: D**
 - **Council Tax Band: A**



Apartment 1, 1 Market Street is an exceptionally spacious and beautifully presented top floor apartment, ideally positioned in the heart of Ilfracombe, just a short stroll from the High Street and the town's picturesque harbour. Offering a superb blend of modern finishes and character features, this impressive home enjoys far-reaching views towards Capstone and the Bristol Channel.

Accessed via a communal entrance shared with just one other apartment, the property immediately sets a welcoming tone, with ample space for practical storage such as bikes or surfboards. Once inside, a generous entrance hallway with attractive wooden flooring, radiator, and a large storage cupboard provides both functionality and a strong first impression of the quality found throughout.



The standout feature of this home is the remarkable open-plan kitchen, dining, and living space, measuring an impressive length and flooded with natural light. Hardwood French doors open onto a Juliet balcony, while large sash-style double glazed windows frame stunning sea views, creating a bright and sociable environment ideal for both everyday living and entertaining. The kitchen is stylishly fitted with marble-effect worktops, a central island perfect as a breakfast bar, and a range of integrated appliances including a fridge/freezer and dishwasher. A Lamona gas hob with extractor over, alongside an oven and grill, completes this well-designed and highly functional space.

The apartment offers three well-proportioned bedrooms; all finished with wooden flooring. The principal and second bedrooms benefit from charming sash windows with a pleasant outlook towards Torrs Park, while the third bedroom remains a comfortable double, offering flexibility for use as a guest room, home office, or additional living space.

The family bathroom is finished to a high standard and comprises a modern four-piece suite, including a panelled bath with handheld shower attachment, a corner shower cubicle, low-level WC, and a large wash hand basin set within a vanity unit. Stylish tiled flooring, part-tiled walls, a heated towel rail, extractor fan, and a Velux window complete this impressive space.

Further benefits include gas central heating via a combination boiler, quality internal doors, and a consistent finish throughout.

This superb apartment would make an ideal purchase for those seeking a low-maintenance yet high-quality home, perfectly positioned to enjoy everything Ilfracombe has to offer, from coastal walks to vibrant local amenities.

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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.

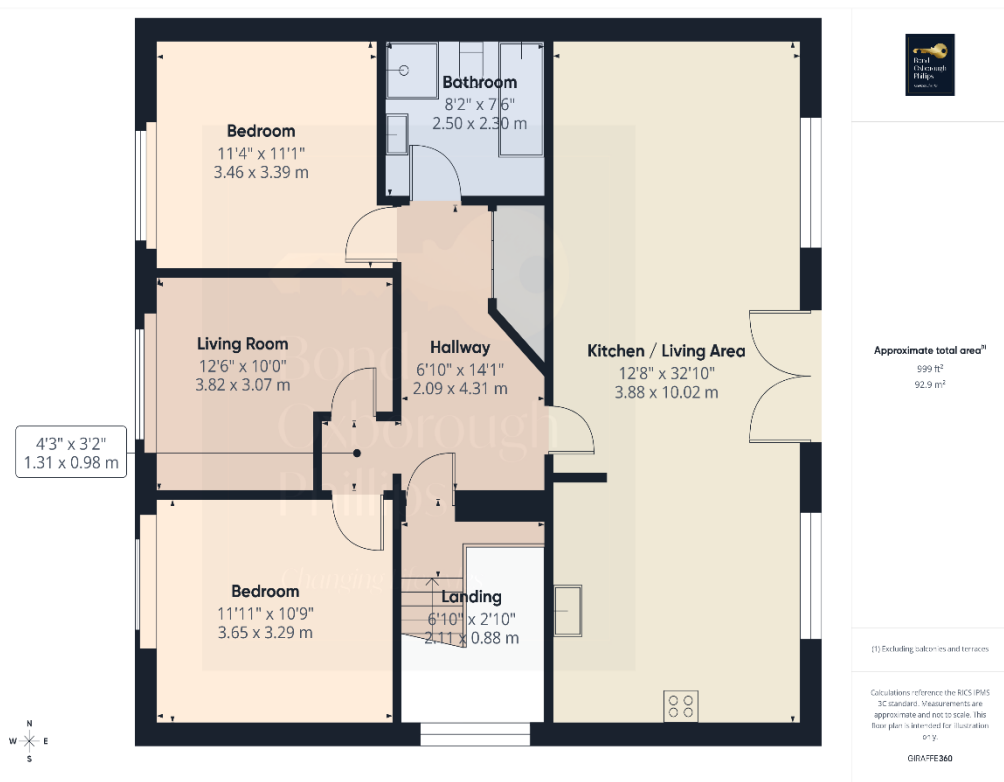


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Agent's notes - This property is of traditional construction, built of brick and mortar with a rendered external finish, and is registered under Land Registry Title Number DN486305 with UPRN 10090336856, held on a leasehold tenure forming part of an original 999-year lease. The lease was granted on 22nd December 2011, commencing from 1st January 2011, with the leasehold title registered under DN619020, and the new owner will also benefit from a 1/7 share of the freehold via the management company. It falls under North Devon, with a very low flood risk and situated within the Ilfracombe Conservation Area. Services include mains gas central heating, electricity, water, and drainage, with on-street parking and outside space provided via a Juliet balcony. The property is in Council Tax Band A (approximately £1,761 per annum) with an EPC rating of D, and there are no known building safety issues, with planning history TBC. The property is managed by Turners Property Management Limited, with a service charge of approximately £100 per month covering maintenance of the building, communal areas, and buildings insurance; pets are permitted, and both assured shorthold and holiday letting are allowed (subject to any necessary consents). Connectivity is good, with broadband speeds up to approximately 80 Mbps, mobile coverage across major networks, and TV/satellite services available via BT, Sky, and Virgin Media.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Directions

Directions to find - From 'Ilfracombe High Street' with our office on your right-hand-side proceed on foot along 'Ilfracombe High Street' and turn left through the arches.

The property will then be found on your right-hand-side with only a short distance down 'Market Street' with a for sale board 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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