



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 5  
104 High Street  
Ilfracombe  
Devon  
EX34 9NH

**Asking Price: £75,000 Leasehold**



Changing Lifestyles

01271 866 699  
[ilfracombe@boproperty.com](mailto:ilfracombe@boproperty.com)

Flat 5, 104 High Street, Ilfracombe, Devon, EX34 9NH



Conveniently located 1 bedroom flat offering a great opportunity for investors and first time buyers...

- Perfect for first time buyers and investors
  - Versatile lounge/bedroom 2
    - Sea glimpses
  - Neutrally decorated
  - Convenient location
    - EPC: D
  - Council Tax Band: A



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# Changing Lifestyles

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A spacious and well-presented one-bedroom flat, ideally located on Ilfracombe High Street, offering convenient access to local amenities and transport links. Properties in central Ilfracombe are popular with both first-time buyers and investors due to their accessibility and strong rental appeal.

Upon entering, you are welcomed into a bright entrance hallway featuring attractive wood-effect flooring, which continues throughout the property, creating a consistent and modern finish.

To the left, the bathroom comprises a bath, low-level WC, and wash hand basin, along with a uPVC double-glazed window to the rear elevation providing natural light.

Continuing through the hallway, the double bedroom is well-proportioned and benefits from wood-effect flooring and a uPVC double-glazed window to the rear elevation.

Returning to the hallway, you will find access to the spacious kitchen/diner, fitted with a range of neutral units offering ample storage and workspace. A uPVC double-glazed window to the front elevation allows plenty of natural light, making it an ideal space for both cooking and dining.

The lounge is bright and comfortable, also featuring wood-effect flooring and a uPVC double-glazed window to the front elevation.

This property offers a practical layout with a light and airy feel throughout. Ideally positioned in a central location, it presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment.

Ilfracombe is an historic Victorian seaside resort and provides shopping facilities as well as other amenities such as Banks, Library, Post Office, Schools and Cinema etc. There are a number of attractions within walking distance including Damien Hirsts now famous Verity statue situated on the Harbour, 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 the wide stretches of golden sand with crashing surf. For a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a blue flag and seaside award or Hele Bay, to the east of the town, also award winners, for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devons regional centre of Barnstaple is approximately 20 minutes driving time.

**AGENTS NOTES** - This property is registered under Land Registry Title Number [Not available] with UPRN 100040265113 and held on a Leasehold tenure. The plot measures approximately 581 ft<sup>2</sup>. It falls under Devon, with a flood risk recorded as Very low and is within Ilfracombe Conservation Area. Services include mains gas, electricity and water and sewage. Parking is None and outside space is None. The property is in Council Tax Band A with an annual cost of about £1,761. The EPC rating is D. There are No known building safety issues and planning history includes prior approval (Ref: 81316, dated 20/01/2026) for conversion of first floor to one flat. Connectivity is good, with broadband speeds up to 80 Mbps, mobile coverage Good, and TV/satellite services via BT and Sky, with Virgin availability not available. The Annual Ground Rent is £30. The Service charge is £60.00 per month

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	63 D
39-54	E		
21-38	F		
1-20	G		



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### Directions

From our Ilfracombe office, if you continue down the High Street towards Church Street, the property can be found on your left hand side.

### 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.

