



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 4
Coombe Hill
Highfield Road
Ilfracombe
Devon
EX34 9LH

Asking Price: £175,000 Leasehold



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01271 866 699
ilfracombe@boproperty.com

Flat 4, Coombe Hill, Highfield Road, Ilfracombe, Devon, EX34 9LH



Top Floor Coastal Apartment Enjoying Stunning Bristol Channel Views & Allocated Parking...

- Stunning Views Across Ilfracombe & The Bristol Channel
 - No Chain
 - Allocated Parking Space
- Two Well-Proportioned Double Bedrooms
- Ideal First-Time Purchase, Coastal Retreat Or Investment
- Within Easy Reach Of Ilfracombe Harbour & Amenities
 - EPC: D
 - Council Tax Band: A



Positioned within the sought after Coombe Hill area of Ilfracombe, this top floor apartment enjoys breathtaking panoramic views across the town, coastline and out towards the Bristol Channel, offering an exciting opportunity for a variety of buyers including first-time purchasers, second homeowners or those looking for a successful holiday let investment.

The property benefits from a bright and spacious open plan living area, creating a sociable and inviting space whilst perfectly framing the far-reaching coastal outlook. The adjoining kitchen enjoys plenty of natural light and offers space for freestanding appliances alongside useful additional storage cupboards.

There are two well-proportioned bedrooms, with the principal bedroom offering comfortable double accommodation and the second bedroom currently arranged as a twin room, although equally suitable as a further double bedroom if required. A well-presented three-piece bathroom suite with shower over bath completes the internal accommodation.

Externally, the property benefits from an allocated parking space to the front together with additional nearby on-street parking for visitors.

Conveniently positioned within close proximity to Ilfracombe High Street, the picturesque Harbour and local amenities, the apartment offers an excellent blend of accessibility, lifestyle and coastal living.

Combining stunning views, practicality and an excellent position, this apartment offers a fantastic opportunity within the current market.

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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.



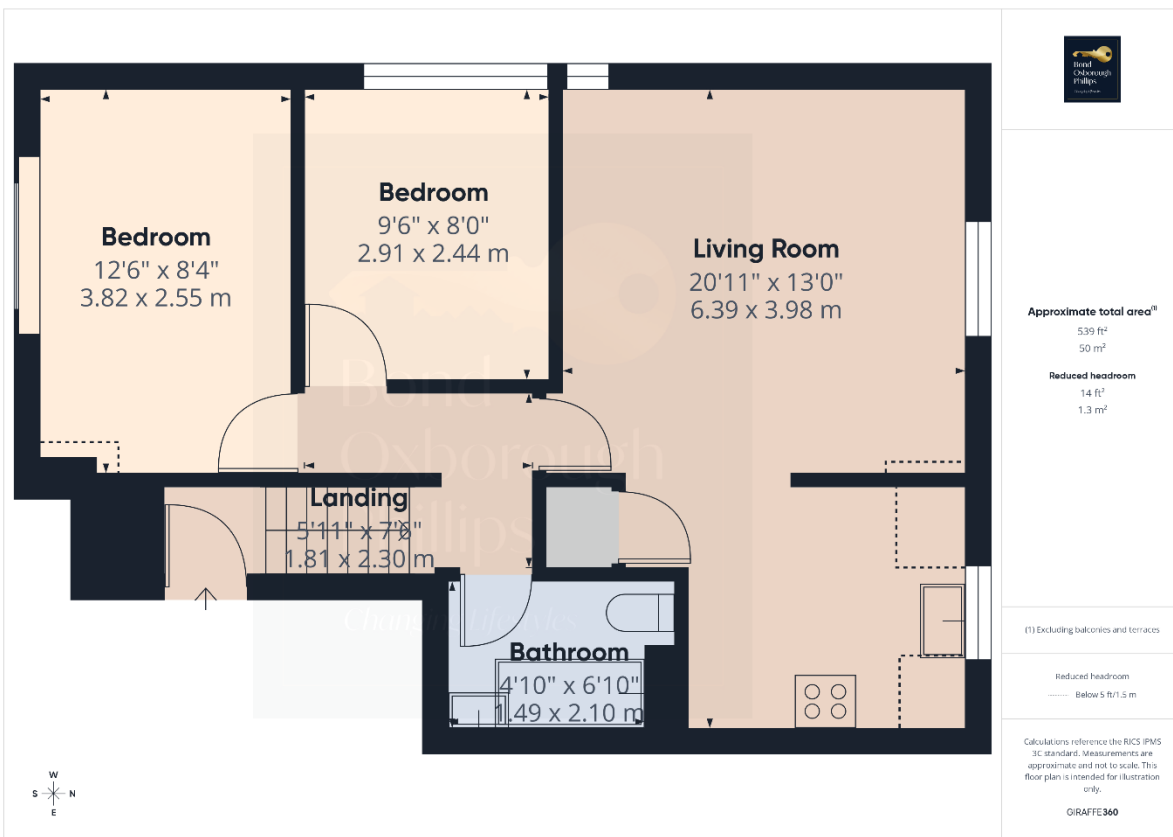
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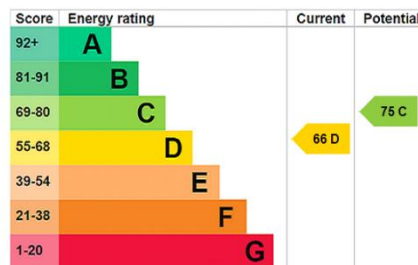
Top Floor Coastal Apartment Enjoying Stunning Bristol Channel Views & Allocated Parking...



AGENT NOTES: This property is of traditional brick and mortar construction and is registered under Land Registry Title Number DN627729 with UPRN 100041139143 and held on a leasehold tenure. The lease commenced for a term of 999 years, with approximately 983 years remaining. The property falls under North Devon Council. Flood risk is recorded as very low and the property is situated within the Ilfracombe Conservation Area. Services include mains gas, mains electric, mains water and mains drainage, with gas central heating serving as the primary heating source. Parking is allocated, with one designated parking space. The property is currently listed as Council Tax Band A and has an EPC rating of D. There are no known building safety issues. To the best of our knowledge, there are no known planning applications affecting the property or neighbouring properties, and no known rights, restrictions or restrictive covenants affecting the property. The management company is Coombe Hill Management Company, with service charges currently understood to be approximately £60 per month. Ground rent and buildings insurance details are TBC. The lease does permit holiday letting/short-term accommodation use. Connectivity is good, with broadband speeds available up to 900 Mbps, mobile coverage available with EE, Vodafone, Three and O2, and TV services available via BT and Sky.

Directions

From the High Street with our offices on your left hand side proceed through the High Street until you get to Co-op on your right hand side opposite, turn left into Marlborough Road, take the immediate left hand turning into Highfield Road continue along this road and Coombe Hill Flats will be found on your left hand side 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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