



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 2
Holly House
Avenue Road
Ilfracombe
Devon
EX34 9AT

Asking Price: £97,500 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Flat 2, Holly House, Avenue Road, Ilfracombe, Devon, EX34 9AT

Beautifully presented and generously sized one bedroom ground floor flat with parking...



- Spacious and bright
- Beautifully finished
- Perfect for first time buyers or investors
 - Level access
- Designated parking
 - EPC: TBC
- Council Tax Band: A



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A beautifully presented and exceptionally spacious ground floor apartment, ideally situated in a central yet tucked-away location in the heart of Ilfracombe. Offering the perfect balance of convenience and tranquillity, this charming one-bedroom flat enjoys lovely views towards the church and benefits from allocated parking.

The property has been tastefully maintained throughout and offers generous living accommodation with an abundance of natural light, creating a warm and welcoming atmosphere. Positioned just a short stroll from Ilfracombe's picturesque harbour, shops, cafés and local amenities, while remaining peacefully removed from the bustle of the High Street, this apartment would make an ideal permanent residence, coastal retreat or investment opportunity.

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.

Entrance Porch - Storage space, door leading to;

Entrance Hall - Doors leading to living space and bathroom.

Bathroom - Partly glazed obscure window to front elevation, panel bath, W.C, wash hand basin, towel radiator.

Kitchen - Partly glazed window to rear elevation, space for fridge freezer, a range of wall and base units, white stone effect countertops, tiled flooring, space for washing machine, stainless steel sink, extractor fan, archway leading to.

Dining Room - Door leading to outside, radiator, door leading to hall way and archway leading to;

Living Room - UPVC double glazed sash window to rear elevation enjoying church views, radiator.

Hallway - Storage cupboards, door leading to;

Bedroom One - UPVC double glazed window to rear elevation enjoying church views, wardrobe space, radiator.

Outside - Allocated parking to the front of the property and a shared entrance area.

Agents Notes - This property is registered under Land Registry Title Number DN243856 with UPRN 100040263167 and held on a Leasehold tenure with approximately 992 years remaining on the lease. The plot measures approximately 0.06 Acres. It falls under North Devon, with a flood risk recorded as Very Low and is within the Ilfracombe Conservation Area. Services include mains gas and electricity and mains water and drainage. Parking is Allocated (1 space) 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 TBC. There are no known building safety issues and planning history includes records relating to Former Colossus Nightclub (14/09/2016), Former Ebberley House, Avenue Road (26/11/2020), and The Meeting Hall, Avenue Road (09/06/2020). Connectivity is good, with broadband speeds up to 64 Mbps, mobile coverage Good, and TV/satellite services via BT and Sky, with Virgin unavailable.

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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, proceed left down the high street towards the traffic lights. Take a right-hand turn onto Northfield Road. Take the next right-hand turn onto Wilder Road. Continue along this road then take a right-hand turn onto Avenue Road where the property can be found on your right-hand side towards the top of the road.

EPC:TBC



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