



Bond
Oxborough
Phillips

Changing Lifestyles

2 Sanwyn House
Belvedere Road
Ilfracombe
Devon
EX34 9JH

Asking Price: £90,000 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

2 Sanwyn House, Belvedere Road, Ilfracombe, Devon, EX34 9JH

Conveniently located one bedroom flat...



- Spacious one bedroom flat
 - Grade II Listed
- Ideal for investment purposes
 - High ceilings
 - Open-plan living area
 - Character features
- Excellent public transport links
 - Local amenities
 - Council tax band A
 - EPC: D



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

2 Sanwyn House, Belvedere Road, Ilfracombe, Devon, EX34 9JH

Changing Lifestyles

Conveniently located one bedroom flat...

On the market is a spacious Grade II listed one-bedroom flat, ideal for buy to let investment with a potential rental income of £525 per calendar month, this could also be used as additional residence or a great first-time buyer opportunity. The property is in need of slight modernisation, providing an excellent opportunity to put your own stamp on it. It boasts a number of unique features including high ceilings, an open-plan layout, a feature fireplace, and other character features that add to its charm. It also is in the process of having a log burner installed in the lounge prior to completion.

The flat offers a recently modernised double bedroom, a bathroom in need of modernising, and a bedroom. There is a large open-plan kitchen/Diner/Lounge. The potential for this space is tremendous, with wood-effect countertops and a breakfast bar already included in the layout.

Situated in an area with excellent public transport links, nearby schools, and local amenities, this property is not only conveniently located but also falls within council tax band A. This flat is a rare find and a potential dream home awaiting your personal touch.

Ilfracombe is situated along some of North Devon's most attractive and rugged coastline and has easy access to superb rolling countryside including the Exmoor National Park, the town is particularly renowned for its delightful harbour and quayside as well as Promenade with Landmark Theatre and pleasure gardens. Some amenities include New Water sports Hub, RNLI station, Building Society, Library, Post Office, Schools and Cinema and provides nationalised shops and three major supermarket chains Tesco, Lidl and The Co-operative.

Local sandy beaches include the award winning Woolacombe Beach along with Saunton, Putsborough and Croyde which are also close to hand and attract thousands of visitors each year. The regional centre of Barnstaple is North Devon's historical capital and is approximately 13 miles away and its acclaimed shopping precinct homes many brand name High Street shops, banks and restaurants. Barnstaple Train Station connects to the inter-city rail network in Exeter. The North Devon Link Road A361 gives fast access to the M5 Motorway Junction 27 (Tiverton).

Agents Notes - Council Tax Band A (NDDC) Energy Performance Rating is TBC. Constructed from traditional brick with slate roof and equipped with essential mains utilities including water, gas and electricity. This property is deemed a very low flood risk and is readily connected to mobile and broadband services. Additionally, there are no current outstanding planning applications for this property or the neighbouring properties. Lease Term approximately 950 years. Fees are currently £10 per annum for service charge and £60 per calendar month for maintenance charge.

Entrance hall leading to:

Communal entrance - Partly glazed door leading to;

Communal hall - Door leading to.

Main entrance - Partly glazed door leading to.

Hallway - A range of partly glazed windows, radiator, doors leading to.

Bathroom - 11.31 x 3.82

UPVC double glazed to side elevation, three piece suite comprising of: low level push button W.C, pedal stall hand wash basin, panel bath with shower above, partly tiled wall, housing cupboard for gas combi boiler, extractor fan, radiator.

Bedroom one - 11.59 x 10.07

UPVC double glazed window to rear elevation, feature ceiling, recently modernised double bedroom, radiator, sound proof walls.

Open plan - 22.25ft narrowing to 8.45 x 15.87
Kitchen/Lounge/Diner

Kitchen - A range of wall and base units, wood effect counter tops, partly tiled splash back, wood effect flooring, breakfast bar, stainless steel sink and drainer, electric oven, electric hob with extractor fan above, space for additional appliances.

Lounge - UPVC partly glazed sash windows to front elevation with secondary glazing installed, high ceilings, period shelving, spacious; feature fire place with log burner to be installed prior to completion



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

2 Sanwyn House, Belvedere Road, Ilfracombe, Devon, EX34 9JH

Conveniently located one bedroom flat...



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Directions

From our Ilfracombe office with the premises on your right hand side proceed along Ilfracombe High Street and take the first right hand turn into Springfield Road. Continue up this road taking the first right into Belvedere Road. The property will then be found approximately half way along the road taking a right hand turn on foot down a path way leading to the entrance of Sanwyn House with the entrance on your right 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	73
(39-54)	E	67
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com