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1 Bedroom Ground Floor Flat ' No Ongoing

Flat 1, Ground Floor Flat, 6 Sommers Villas Sommers Crescent, Ilfracombe, Devon, EX34 9DP

Guide Price

£125,000

- Ground Floor Flat
- Bathroom
- No Ongoing Chain
- O/P Lounge Kitchen Diner
- Balcony Terrace & View
- Must Be Viewed
- 1 Double Bedroom
- Central Position
- EPC: E

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Directions

From Braunton square continue straight on signposted to Ilfracombe. Continue on this road and at Mullacott Cross roundabout continue on and proceed down along St Brannocks Road and on into the town. At the traffic lights continue ahead into the High Street, proceed to the far end of the High Street where there is a fork in the road, at this point bear left into Fore Street, continue down the road taking the first left turn into Sommers Villas where the property is found after a short distance on your right hand side.

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Overview

This is an excellent opportunity to acquire a 1 bedroom ground floor self contained flat situated within a convenient central position located within a matter paces to Ilfracombe High Street and is also within a stones throw to the promenade and sea front. The agents consider the property an ideal first time purchase or alternatively will be of interest to those purchasers looking for a lock up and leave bolt hole retreat. The property benefits from a wet electric heating system, furthermore, there is no ongoing chain therefore, the property can be occupied with the minimum of delay.

Briefly the internal accommodation comprises entrance door to an inner hall serving all rooms, there is a spacious open plan lounge kitchen diner, which has a comprehensive range of shaker style base and wall units with expanse of working surfaces with inset electric hob and oven below. Bedroom 1 is good size double room with 2 x fitted cupboards, there are patio doors that directly out onto a spacious balcony terrace which enjoys a fine view. The bathroom comprises of a 3 piece white suite to include a bath with shower mixer fed from the mains, WC and wash hand basin.

The agents advise an internal viewing to appreciate the deceptive accommodation and the convenient central position the apartment occupies.

Services

Mains electric, water and drainage.

Council Tax band

TBC

EPC Rating

E

Tenure

Leasehold plus 1/5th share of freehold. Remainder of 999 year lease from 25/12/1988. £1 pa ground rent. £100 pa maintenance.

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Branton branch on 01271 814114



Outside

Ilfracombe itself is a good sized Victorian seaside town and caters well for its inhabitants having a bustling High Street lined with, banks and cafes, only a few minutes walk away. There is a wide variety of independent shops, along with a range of supermarkets including Tesco, Lidl and Co-Op. There are three schools within the town to cater for all ages to include an Infant & junior School, and Secondary/Sixth Form School.

For entertainment, the award-winning Landmark Theatre is on the Promenade, whilst there is also a 3 screen cinema, a swimming pool and a golf course. The very attractive harbour has a further selection of shops and art galleries, and Damien Hirst's 25m high 'Verity' stands proud on the pier. The South West Coast Path runs through the town and opens up many miles of superb walks along the rugged North Devon coastline with it's spectacular scenery and views over the Bristol Channel.



Room list:

Communal Hall

Inner Hall

1.37m x 1.09m (4'6 x 3'7)

Open Plan Lounge Kitchen Diner

5.44m into bay x 4.52m (17'10 into bay x 14'10)

Bedroom 1

4.37m x 2.62m (14'4 x 8'7)

Bathroom

3.12m x 1.22m (10'3 x 4'0)

Balcony Terrace

No Onward Chain

Central Position

Pleasant View