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Signature & WATERSIDE HOMES







CHURCH STREET

Ilfracombe, Devon

£125,000 SHARE OF FREEHOLD

Current Rental Income £850pcm

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* INVESTMENT OPPORTUNITY *

A beautifully presented and recently refurbished first floor apartment situated in a highly convenient location close to all High Street amenities. The property has been finished to an impeccable standard throughout and is offered on to the open market with no onward chain.

Ilfracombe Office: 48 High Street, Ilfracombe, North Devon, EX34 9QB **Email:** ilfracombe@webbers.co.uk

Key Features

- A beautifully presented and recently refurbished first floor apartment
- No onward chain
- Highly convenient location close to the high street amenities
- Ideal first-time purchase or buy to let investment
- Gas fired central heating
- Services: All mains connected

* INVESTMENT OPPORTUNITY *

Flat 2, Alpha House is a stylish and newly refurbished first floor apartment, perfectly positioned just moments from the High Street and its wide range of amenities. Thoughtfully modernised throughout, the property offers three generously sized bedrooms and showcases a high-quality finish with elegant fixtures, fittings, and a sleek contemporary design scheme. The layout provides a well-balanced, versatile living space ideal for families, couples, or those who enjoy entertaining.

The accommodation features a bright and spacious living room, filled with natural light and offering pleasant views towards the Torrs from the side elevation. There is ample room for comfortable seating and larger furniture pieces. The impressive kitchen/diner is fully equipped with a comprehensive selection of base and eyelevel units, matching drawers, a four-ring electric hob, oven with stainless steel extractor, stainless steel sink set into rolltop work surfaces, and space for a fridge. There is generous room for a family sized dining table and chairs, making it a superb social space.

Bedroom 1 is a well-proportioned double, complete with a stylish contemporary ensuite shower room. Bedroom 2 is another spacious double, enjoying a pleasant outlook to the side. A doorway leads from here into an additional room which could serve perfectly as a third bedroom, home office, or study. This room also benefits from its own independent access, giving the apartment two separate entrances and excellent flexibility. The family bathroom is a brand new, immaculate three-piece suite with a modern finish.

The property is being sold with a tenant in situ with it currently being let on an assured short hold tenancy agreement. The tenant pays £850.00 each month.





The Area: Ilfracombe town centre has a variety of small independent shops as well as larger supermarkets, schools for all ages, a health centre, cottage hospital, theatre, post office and a bank. The picturesque sea front and harbour has further shops, bars and some fantastic restaurants. Wildersmouth Beach and the famous Victorian hand carved "Tunnels" beach are along the esplanade which leads down to the picturesque harbour and the renowned artist Damien Hirst's influence can be felt by the addition of many art galleries which have appeared over recent years together with his majestic 60ft tall "Verity" statue at the harbour mouth.





Services and Utilities: All mains services connected.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

Directions

From our Webbers Ilfracombe office, proceed along High Street with our office on the right hand side. Continue straight ahead and Alpha House will be situated on the right hand at the end of the High Street, before the road sweeps round in to Wilder Road.

View this property

Please contact our Ilfracombe Office on 01271 863091

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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Viewing

Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note:

The property is leasehold with the balance of a 999-year lease commencing on 1st May 2008. Each apartment owner holds a one-fifth share of the freehold. The building is currently block managed by Northwood, Barnstaple, with a monthly service charge of £125, which contributes towards the maintenance and upkeep of the building.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk
Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

The Property Ombudsman

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