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FOR SALE BY ONLINE AUCTION - End of Auction: Thursday 18th June at 12 noon.

1 ALBERT VILLAS

Ilfracombe, Devon

£110,000 FREEHOLD

Predicted Rental Income £1,100pcm

B 4 2 1 E

Situated in the sea front area of the town and in need of modernisation and renovation, this spacious 4 bedroom Grade II Listed semi-detached family home is perfect for those looking to put their own stamp on a place. Available with no onward chain and close to all of the local amenities.

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

Key Features

- Spacious 4/5 bedroom semi-detached family home
- Sea front area of the town in a tucked away position
- In need of modernisation and renovation
- Close to the harbour, high street and local amenities
- Ideal for those looking for a project
- No onward chain

This spacious 4/5 bedroom, 3 storey semi-detached family home is ideal for those looking for a project and to put their own stamp on a place. Situated in a tucked away position yet close to the sea front, local beaches, restaurants, bars and shops, the house has a great deal of scope and potential but is currently in need of modernisation and renovation.

The ground floor comprises an entrance hall, a 21ft lounge/diner, inner hall, kitchen and a ground floor bathroom. On the first floor there are two bedrooms and a further shower room with the second floor having two very similar bedrooms making 4 in total. Additionally, there is a staircase that leads up to a large loft room with a dormer window, which offers further potential accommodation if required.

The property is situated in a small enclosed private cul-de-sac shared with two other houses (Mill Head Cottage and 2 Albert Villas) and is accessed from Mill Head via double wrought iron gates. There is a right of access across the driveway to the property as well as to the neighbouring number 2 Albert Villas. There is a small tarmaced amenity space immediately to the front of the house.

The property has the benefit of no onward chain.





















Directions

Applicants are advised to proceed from our offices in an easterly direction taking the first left hand turn into Northfield Road. At the bottom of Northfield Road turn right at the traffic lights into Wilder Road. Continue along Wilder Road passing the Landmark Theatre and then turn right immediately after the Wetherspoon's public house into Mill Head which is immediately in front of the Italian Restaurant and Sea Rock Apartments. Pass the entrance to Gilbert Grove and the access to 1 Albert Villas is through double wrought iron gates on the left-hand side, immediately adjacent to the lane sign posted Albert Court.

Utilities and Services

All mains services are available.

Broadband and Mobile Phone:

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Traditional Online Auction Information Please note: this property is for sale by traditional online auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at this price.

Pricing Information The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Webbers and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Buyer's Premium & Other Charges The winning buyer is charged a sum of £5,000. From this a buyers fee of £3,960 (including VAT) is retained by Webbers/Bamboo Auctions as a contribution towards online platform costs and £1,040 is payable towards the purchase price. On completion the Buyer will pay the sum of £313.71 (including vat) to the Seller's solicitors in reimbursement of search fees.

SELLER'S SOLICITOR

Sarah Bourke, Brewer Harding & Rowe, 6 - 8 Caen Street, Braunton, Devon, EX33 1AA

Tel: 01271 818379 , Email: Sarah Bourke sarah.bourke@bhrlaw.co.uk

View this property

Please contact our Ilfracombe Office on 01271 863091

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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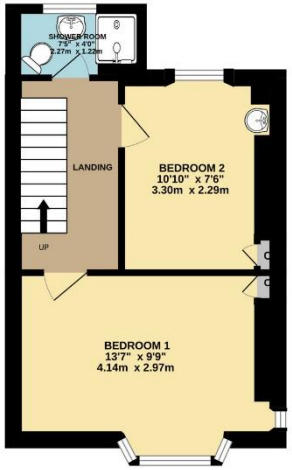
Viewing

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

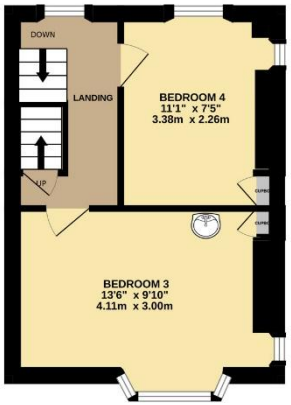
GROUND FLOOR



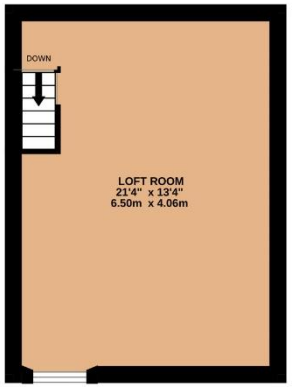
1ST FLOOR



2ND FLOOR



3RD FLOOR



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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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. **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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