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CHURCH STREET

Ilfracombe, Devon

£75,000 SHARE OF FREEHOLD

Predicted Rental Income £900pcm

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* CASH BUYERS ONLY * An exciting opportunity to complete a spacious three-bedroom lower ground floor apartment within an impressive period building in a central and convenient location. The property offers level access, a small courtyard outside the main entrance and proposed accommodation including a principal bedroom with en-suite. Fully tanked, recently screeded and with underfloor heating already installed, it provides an excellent blank canvas for a purchaser to finish to their own specification.

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

Key Features

- CASH BUYERS ONLY
- Exciting opportunity to complete a spacious three-bedroom apartment
- Lower ground floor position with level access
- Principal bedroom designed to include an en-suite
- Fully tanked with the floor recently screeded
- Underfloor heating already installed
- Small courtyard positioned outside the main entrance
- Central location close to local amenities and transport links

Overview

An exciting and increasingly rare opportunity to complete and personalise a substantial three-bedroom lower ground floor apartment, forming part of an impressive and highly distinctive period building in a convenient central location. Offering level access, generous internal proportions and a small private courtyard immediately outside the main entrance, the property presents an ideal project for buyers looking to create a stylish home finished entirely to their own taste and specification.

The apartment is currently presented as a shell and provides an excellent blank canvas from which to work. A considerable amount of the essential preparation has already been undertaken, helping to move the project significantly forward. The property has been fully tanked, the floor has recently been fully screeded and underfloor heating has been installed throughout, providing the foundations for a comfortable and efficient living environment once the remaining works have been completed.

The proposed accommodation has been thoughtfully planned to provide three bedrooms, including a spacious principal bedroom with an en-suite shower room. The remaining two bedrooms would offer excellent flexibility and could be used as guest accommodation, children's rooms, a home office or hobby space, depending on the purchaser's individual requirements. A separate family bathroom would serve the additional bedrooms and visiting guests.





The Area

Ilfracombe is a popular and characterful coastal town on the North Devon coast, well known for its dramatic scenery, historic harbour and wide range of independent shops, cafés, restaurants and everyday amenities. The town offers a strong sense of community together with schools, leisure facilities and regular bus links to Barnstaple, where there is a wider selection of shopping and transport connections. The surrounding coastline provides easy access to beautiful beaches, clifftop walks and the South West Coast Path, while the renowned surfing beaches of Woolacombe, Croyde and Saunton are all within convenient driving distance.

Services and Utilities

All services are mains 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 office on Ilfracombe High Street, head in a westerly direction. Take the right hand turn at the traffic lights onto Wilder Road, where the property is located directly on your right hand side.

Agents Note

The property is leasehold, with the balance of a 999-year lease commencing on 1 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, management and upkeep of the building. Prospective purchasers should make their own enquiries regarding the remaining works, building regulations, planning requirements and any other necessary consents prior to proceeding.

View this property

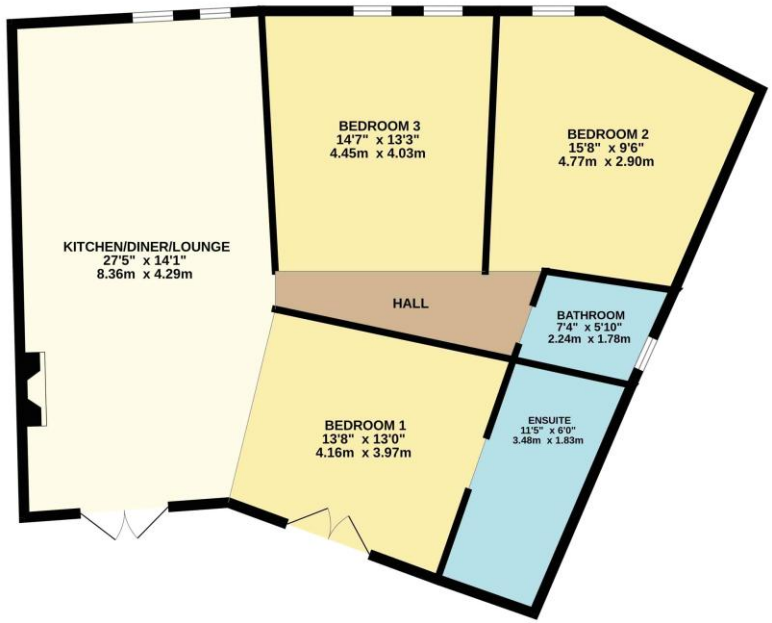
Please contact our Ilfracombe Office on 01271 863091

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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
1070 sq.ft. (99.4 sq.m.) approx.



At the heart of the apartment would be a generous open-plan kitchen, living and dining area, offering ample space to create a contemporary and sociable living environment. The open layout allows a purchaser to carefully select the positioning, style and finish of the kitchen, while also providing sufficient room for defined dining and relaxation areas. With the main structural groundwork already in place, the property offers considerable scope to produce a high-quality and individual home within this striking building.

Externally, a small courtyard is positioned immediately outside the apartment's main entrance. This provides a useful private outdoor space with potential for seating, potted plants or bicycle storage, creating an attractive and welcoming approach to the property.

The level access is a particularly valuable feature and may appeal to a wide variety of buyers, including those seeking single-storey accommodation, a convenient town-centre base or an investment project. Its central position provides easy access to local shops, amenities, transport links and the surrounding town, making it a practical option for both permanent occupation and those looking for a low-maintenance property in an accessible location.

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**

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