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83 SLADE VALLEY ROAD, ILFRACOMBE

Devon

£135,000 FREEHOLD

Predicted Rental Income £850pcm

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A spacious first-floor flat with its own private entrance, generous accommodation and excellent storage, including a large boarded loft and walk-in kitchen larder. A particular highlight is the impressive private lawned garden, extending to approximately 85ft and featuring a useful outbuilding/shed.

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

Key Features

- Spacious and well-proportioned first-floor flat
- Private ground-floor entrance with useful storage
- Impressive private garden extending to approximately 85ft
- Two generously sized bedrooms, including a particularly large principal bedroom
- Well-equipped kitchen with a useful walk-in larder
- Exceptionally large boarded loft spanning the full width of the property
- Garden outbuilding/shed, ideal for storage, hobbies or gardening equipment

Overview

83 Slade Valley Road is a spacious and well-proportioned first-floor flat, enjoying the considerable benefit of its own private entrance and an impressive private garden extending to approximately 85ft in length. Predominantly laid to lawn, the garden offers an excellent amount of outdoor space and also includes a useful outbuilding/shed, ideal for storage, hobbies or gardening equipment.

The property is entered at ground-floor level, where a private entrance hall provides useful storage space before stairs rise to the first-floor accommodation. At the top of the stairs is a particularly generous central hallway, creating a welcoming sense of space and providing access to the principal rooms. A large storage cupboard within the hallway currently houses a tumble dryer and offers further practical storage.

The kitchen is complemented by a useful walk-in larder, providing excellent additional storage for food, appliances and household items. The accommodation is further enhanced by an exceptionally large loft space, which extends across the full width of the property and has been boarded to provide extensive storage.

Both bedrooms are spacious with the master bedroom being noteworthy in its size with room for a super king bed and furniture.







With its generous internal proportions, substantial private garden, abundance of storage and independent entrance, the property represents an excellent opportunity for first-time buyers, downsizers or buy-to-let investors seeking a spacious and versatile home.

A 125-year lease starting on 15 May 1990 expires on 14 May 2115. North Devon Homes are the freeholder.












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PLASTIC



The Area

Slade is a popular residential area on the outskirts of Ilfracombe, offering convenient access to local schools, everyday amenities and attractive countryside walks. The town centre is within easy reach and provides a wide range of independent shops, cafés, restaurants and leisure facilities, together with the picturesque harbour and the renowned Tunnels Beaches. Ilfracombe is also well placed for exploring the dramatic North Devon coastline, with the sandy beaches of Woolacombe, Croyde and Saunton all accessible by car.





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 - What 3 Words - lawfully.object.magpie

View this property

Please contact our Ilfracombe Office on 01271 863091

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

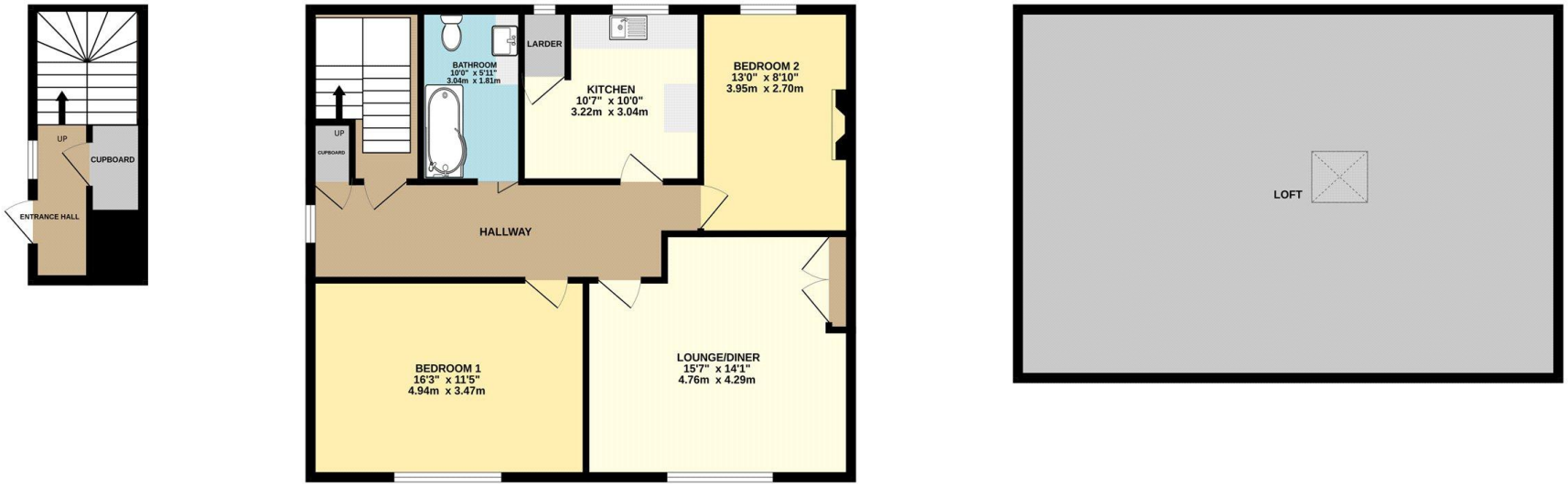
Viewing

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
91 sq.ft. (8.4 sq.m.) approx.

FIRST FLOOR
858 sq.ft. (79.7 sq.m.) approx.

1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.1 sq.m.) approx.

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, 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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