



8 CLIFTON COURT, HIGH STREET

Ilfracombe, Devon

£134,000 LEASEHOLD

Predicted Rental Income

£800pcm



A purpose built first floor 2 bedroom apartment with gas central heating and double glazing. The property is centrally located close to Ilfracombe High Street and amenities, benefitting greatly from an attractive communal garden.

Key Features

- Modernised first floor apartment
- Modern fitted kitchen and bathroom
- Gas central heating and double glazing
- Central location
- Intercom entry system
- No onward chain

Overview

8 Clifton Court is a purpose built first floor 2 double bedroom flat with communal gardens with a private gated residence located right in the heart of Ilfracombe.

Upon walking through the underpass from Ilfracombe high street, black iron gates allow access to a mature and decorative communal garden where seating is available and would be the perfect area to socialise.

Entering the building on the first level, the main entrance to the property leads to the entrance hall where all other rooms lead off from. The security telephone system is found near the front door.

The lounge/dining room is flooded with natural light due to the upvc Windows facing south. The kitchen has a range of wall and base units with a stainless steel sink and draining board with space and plumbing for white goods, as well as the gas combination boiler. A fridge/freezer can also be utilized. Both double bedrooms and neutral and well lit.

The shower room consists of a panel bath, low level WC and wash hand basin with the room being tiled floor to ceiling to enable easy cleaning. A useful storage cupboard can be found in the main hallway.



This room has been digitally staged.



The Area

Ilfracombe is a popular and historic coastal town on the spectacular North Devon coastline, surrounded by dramatic scenery and rolling countryside. The town offers a wide range of everyday amenities including independent shops, cafés, restaurants, schools and leisure facilities, together with its picturesque harbour and the renowned Tunnels Beaches. The famous Damien Hirst sculpture *Verity* stands at the harbour entrance, while the South West Coast Path provides superb walking and access to the surrounding coastline. The golden sandy beaches of Woolacombe, Croyde and Saunton are all within easy reach, while Barnstaple, North Devon's regional centre, is approximately 12 miles away and offers a wider range of shopping, leisure and transport facilities.



Services and Utilities

The property is leasehold with an original 999 year lease from 1983. The monthly service charge which includes the building insurance and the maintenance of the external communal areas is £100 per calendar month. There is a ground rent charge of £50 per annum. There are no restrictions on holiday letting or assured short hold letting.

Directions

Applicants are advised to proceed from our offices in a westerly direction along the High Street for approximately 200 yards where there is a gated entrance to Clifton Court on the right hand side, proceed down the pathway through the communal gardens where the communal door can be found with number 8 marked. This is the first block on the right hand side after passing through the gateway.

View this property

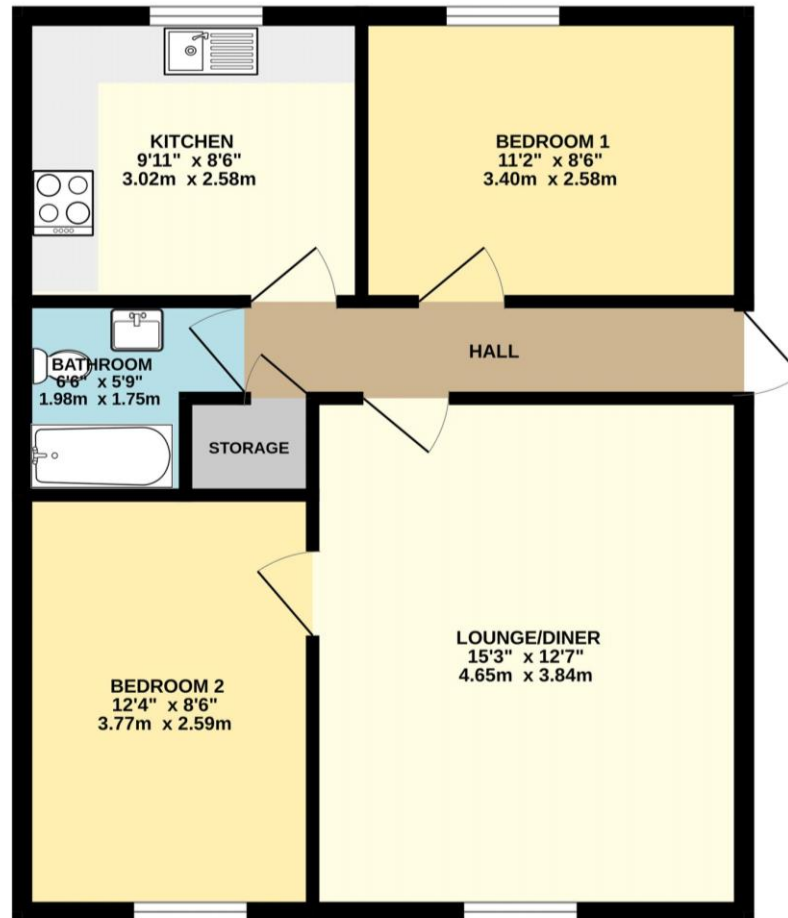
Please contact our Ilfracombe Office on 01271 863091

**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.



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 ETBC to ETBC 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>

