



www.webbers.co.uk



FLAT 2, 8 OXFORD PARK
Ilfracombe, Devon

£140,000 SHARE OF FREEHOLD
Predicted Rental Income £795pcm



A particularly spacious two-bedroom first-floor flat offering generously proportioned accommodation, impressive high ceilings and pleasant sea views from the lounge. Although now requiring some updating, the property presents an excellent opportunity for a buyer to put their own stamp on a characterful coastal home. Further benefits include two double bedrooms, a fitted kitchen, gas central heating, a share of the freehold and no fixed monthly maintenance charge.

Ilfracombe Lettings Office: 48 High Street, Ilfracombe, Devon, EX34 9QB

Email: ilfracombelettings@webbers.co.uk

Key Features

- Spacious first-floor flat
- Two generous double bedrooms
- Lounge with high ceilings and pleasant sea views
- Excellent opportunity to update and personalise
- Impressive hallway extending approximately 40ft
- Gas central heating and fitted kitchen
- Share of freehold with no fixed monthly maintenance charge

Overview

Flat 2, 8 Oxford Park is a particularly spacious two-bedroom flat offering generously proportioned accommodation and an excellent opportunity for a new owner to update the interior and put their own stamp on it. The property benefits from gas central heating, high ceilings and pleasant sea views from the lounge. Its impressive proportions compare favourably with many two-bedroom houses within the town, and an internal viewing is highly recommended to appreciate the space and potential available.

The accommodation is approached through a communal entrance hall, with stairs rising to the first-floor landing. Upon entering the flat, an impressive hallway extending approximately 40ft provides access to all rooms. To the front is a spacious lounge featuring a 10ft-high ceiling and attractive sea views. There are two well-proportioned double bedrooms, together with a fitted kitchen comprising a range of units, a built-in oven and a four-ring gas hob, with additional space for an upright fridge/freezer and washing machine.

The bathroom is fitted with a white suite comprising a panel-enclosed bath with an electric shower over, a pedestal wash hand basin and a useful built-in vanity unit, with the boiler positioned above. The accommodation is completed by a separate WC with a wash hand basin. Although the property would now benefit from some updating, it provides an excellent opportunity to create a comfortable and individual home in a convenient coastal location.





Lease Information - The property is held on the remainder of a 999-year lease and benefits from a share of the freehold, shared with the owners of the two other flats within the building. The freehold and management arrangements are administered through 8 Oxford Park Management Company Limited (Company Number: 02012632).

There is no fixed monthly maintenance or service charge; however, each flat contributes one-third towards the cost of any necessary maintenance, repairs or works to the building. The position regarding pets is currently being confirmed. Buyers should ask their legal representative to verify all leasehold and management information.







The Area

Ilfracombe is a vibrant Victorian seaside town on the spectacular North Devon coastline, surrounded by beautiful countryside and dramatic coastal scenery. The town offers an excellent range of everyday amenities, including independent shops, cafés, restaurants, public houses, schools, healthcare facilities and a working harbour. The picturesque seafront is home to Damien Hirst's iconic Verity statue, while the famous Tunnels Beaches, harbour and South West Coast Path provide plenty of opportunities to enjoy the outdoors. Ilfracombe also has a thriving arts and cultural scene, with galleries, live music venues and the Landmark Theatre, and has been named the UK Town of Culture for 2028. The award-winning beaches of Woolacombe, Croyde and Saunton are all within easy reach, while Barnstaple, North Devon's principal town, is approximately 12 miles away and provides a wider range of shopping, leisure and transport facilities. Regular bus services connect Ilfracombe with the surrounding towns and villages, making it an appealing place for permanent living, retirement or a coastal retreat.



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

Applicants are advised to proceed from our office on foot in an easterly direction taking the first turning on the right hand side. Follow the road up and just before reaching the T-junction at the top, steps can be found to the left hand side which lead up to Oxford Park. Follow this road along and number 8 can be found approximately half way along on the right hand side.

View this property

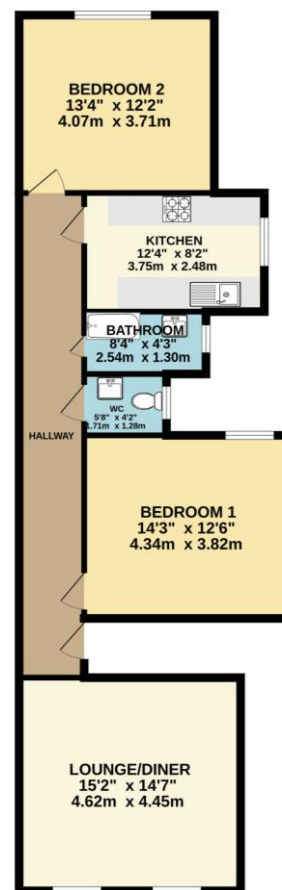
Please contact our Ilfracombe Lettings Office on 01271

**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**



Viewing

Please contact our **Ilfracombe Lettings** 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 £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://checkerofcom.org.uk>

