



103a HIGH STREET
Ilfracombe, Devon

£52,000 LEASEHOLD
Predicted Rental Income £550pcm



CURRENTLY THE MOST AFFORDABLE RESIDENTIAL PROPERTY IN ILFRACOMBE A well-presented studio flat in a highly convenient location in the centre of the town close to all amenities. No onward chain.

Key Features

- No onward chain
- Studio flat
- Good rental investment or first time purchase
- High street location
- Tastefully decorated
- Gas fired central heating
- Well presented accommodation throughout
- Can achieve £550pcm giving a yield return of 12% on a £52,000 purchase.

Overview

A well-presented studio flat in a highly convenient location in the centre of the town close to all amenities. The property is light and airy throughout and finished with a contemporary design scheme giving an opportunity for any potential purchaser to move in without lifting a finger. The flat would equally appeal to a first time buyer, investor or a holiday home. The sole agents highly advise an early internal inspection to avoid disappointment.

A doorway from Tarry's lane leads into a decked area that provides access to the property. A front door leads into a spacious kitchen that is fully equipped with a comprehensive range of base and eye level units with matching drawers, stainless steel sink unit inset to work surfaces, space and plumbing for a washing machine, space for a gas cooker, space for a fridge freezer. There is a wall mounted gas fired boiler in the kitchen and ample space for a sofa or chairs to form a living room. Moving through the property you are welcomed with a light filled bedroom/living room with a window to the side elevation and ample space for a double bed and sizable furniture. The bathroom is located to the rear of the property and the well-presented three piece suite comprises of a white panelled bathtub with extensive wall tiling and shower head over, heated towel rail, wash hand basin and WC.



The Area

North Devon has a huge amount to offer with the fabulous golden sand surfing beaches at Woolacombe, Croyde and Saunton just a short car ride away. The Exmoor National Park is also within easy reach and enjoys some breath-taking scenery and miles and miles of walking. Ilfracombe town centre has a variety of small independent shops as well as larger supermarkets including Tesco, Lidl and Co-op. There are schools for all ages a health centre and cottage hospital, theatre, post office and a bank. The picturesque sea front and harbour has further shops, bars and some fantastic restaurants. Wildersmouth Beach and the famous Victoria hand carved "Tunnels" beach are along the esplanade which leads down to the picturesque harbour and the renowned artist Damien Hirst's influence can be felt by the addition of many Art Galleries which have appeared over recent years together with his majestic 60ft tall "Verity" statue at the harbour mouth.



Services and Utilities

There is no lease formerly granted on this flat but there will be a new 999 year lease granted to the new buyer. There is a peppercorn ground rent, in reality, it means that the leaseholder pays zero ground rent. There is no service charge or sink fund but each flat contributes a share of any maintenance/improvements works required. We understand there would be no restrictions on holiday or assured shorthold letting.

Directions

From our High Street office in Ilfracombe proceed directly opposite up towards Tarry Lane. The entrance for the property will found a short distance on your right hand side.

[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.



Dimensions

Kitchen 12'10" x 11'10" (3.9m x 3.6m)

Living Room/Bedroom 11'2" x 9'2" (3.4m x 2.8m)

Bathroom 4'8" 9'5" (1.42m 2.87m)

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>

