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5 RICHMOND AVENUE

Ilfracombe, Devon

£215,000 FREEHOLD

Predicted Rental Income £1000pcm

B 3 1 2 E

PERFECT FIRST TIME PURCHASE - A well presented 3 bedroom family home benefitting from modern kitchen & bathroom, solar panels, double glazing and gas central heating, located in a popular cul-de-sac within a few hundred yards of Ilfracombe town centre and local amenities.

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

Key Features

- 3 bedroom family home
- Popular cul-de-sac location
- Located within just a few hundred yards of Ilfracombe town centre
- Double glazing
- Gas central heating
- Solar Panels
- Services: All mains services connected
- EPC: E
- Council Tax Band: B

Overview

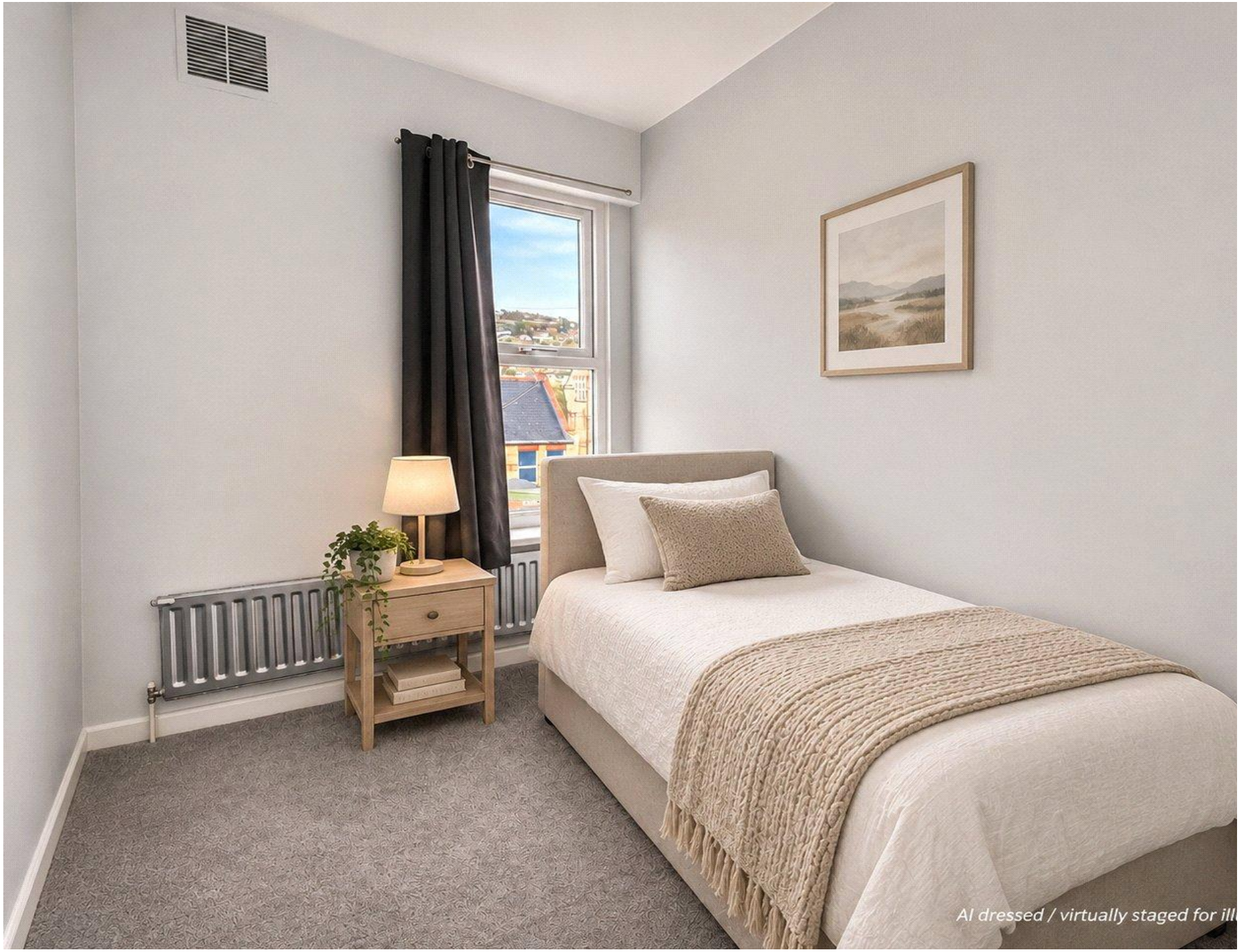
Richmond Avenue is a popular cul-de-sac within just a few hundred yards from Ilfracombe town centre and benefitting from ample on street parking. The property has been well maintained over recent years and includes double glazing and gas central heating, and would be an ideal first time purchase or buy to let investment.

The accommodation briefly comprises an entrance hall with further door leading into the hallway with an original tiled floor and stairs leading up to the first floor. A door way leads in to the dining room, which in turn leads in to a light and airy living room. The kitchen/diner is located at the rear of the property, and comes fully equipped with a comprehensive range of units, and built in appliances. Moving up through the property on to the first floor, there are three bedrooms and a family bathroom. Bedroom 1 and 2 are good size double room and Bedroom 3 is an adequate single room, which could also be utilized as an office. The bathroom is a large, light and airy room.

Outside to the rear of the property, there is a raised paved patio which is fully enclosed and low maintenance, with ample room for table, chairs and bar-be-cue for "al fresco" dining. Outside to the front of the property there is ample on street parking with steps leading up from the road to the front door.






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Webbers the sole selling agents strongly advised an early internal viewing to fully appreciate the size and accommodation on offer.

AGENTS NOTE: The property has solar panels and they help reduce the running costs.

Ilfracombe town centre has a variety of small independent shops as well as larger supermarkets, schools for all ages, a health centre, 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 Victorian 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: All mains services connected
EPC: E
Council Tax Band: B















The Area

Ilfracombe is a popular coastal town situated along the stunning North Devon coastline, renowned for its picturesque harbour, dramatic scenery and beautiful surrounding countryside. The town offers a wide range of amenities, including independent shops, supermarkets, cafés, restaurants, schools and healthcare facilities. Local attractions include the historic harbour, Damien Hirst's iconic Verity statue, Tunnels Beaches and the South West Coast Path. The award-winning sandy beaches of Woolacombe, Croyde and Saunton are all within easy driving distance, whilst Exmoor National Park offers further opportunities for walking and outdoor pursuits

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 offices in Ilfracombe High Street in a westerly direction following the road into Church Street, pass through the traffic lights and at the roundabout take the first turning and immediately right sign posted Lee Bay, follow this road and bear right and the junction, and right again into Richmond Avenue and No 5 will be found on the left 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.



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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