



BOND OXBOROUGH PHILLIPS

Top Flat, 5 Avenue Road, Ilfracombe, Devon, EX34

Price: £53,000 Leasehold

Offered to the open market is this two bedroom, deceptively spacious apartment enjoying the benefits of original sash windows and a notably spacious Lounge/Diner boasting a sea view.



Top Flat, 5 Avenue Road, Ilfracombe, Devon, EX34 9AT

Offered to the open market is this two bedroom, deceptively spacious apartment enjoying the benefits of original sash windows and a notably spacious Lounge/Diner boasting a sea view. The property in question would suit an array of purchasers from that of an ideal first time buy right whilst also posing as an ideal investment opportunity. As the sole selling agents we advise early inspection as to avoid disappointment.

Directions

From 'Ilfracombe High Street' with our office on your left-hand-side continue out of the town and upon reaching the first set of traffic lights take the right-hand turning into 'Northfield Road'. On reaching the crossroads take the right-hand turning and then take your third right-hand turning into 'Avenue Road' and 'Flat 3, 5, Avenue Road' will be found at approximately halfway on the right-hand-side with number plate and for sale board clearly displayed

The accommodation comprises (all measurements are approximate):

Door Leading To -

Entrance Hall -

Stairs up to:

Half Landing -

Door leading outside. Stairs up to second floor. Doors off to:

Shower Room - 3' 11 x 2' 1 (1.19m x 0.64m)

Shower cubicle with appliance, tiled splash back.

W.C -

Single glazed sash window to the side elevation. Low level W.C, wall mounted wash hand basin, tiled splash back, single radiator. Access to loft space.

Landing -

Open to kitchen area. Access to loft space. Doors leading to:

Kitchen Area - 10' 0 x 6' 1 (3.05m x 1.85m)

Range of wall and base mounted units, stainless steel sink inset into work surface, tiled splash back. Gas hob with extractor over, space for fridge/freezer.

Bedroom One - 13' 1 x 11' 1 (3.99m x 3.38m)

UPVC double glazed window to the rear elevation. Integrated storage space, space and plumbing for washing machine, double radiator.

Bedroom Two - 11' 1 x 7' 5 (3.38m x 2.26m)

Single glazed Sash window to the front elevation. Wall mounted units.

Lounge/Diner - 18' 0 x 10' 8 (5.49m x 3.25m)

Single glazed Sash Bay window with sea views to the front elevation. Double radiator, ceiling coving.

Council Tax

Band A (NDDC)

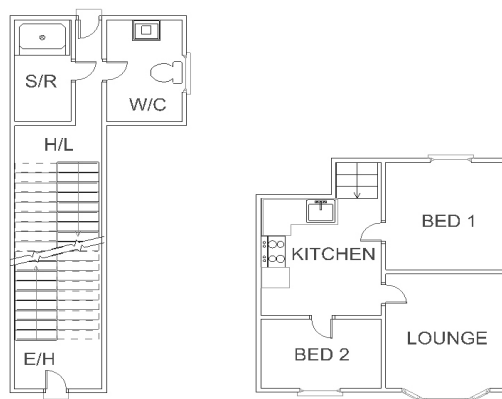
Lease Details -

976 Years left on lease. Maintenance charges/Ground Rent - TBC. To be verified by your solicitor.

Agents Notes

Please note that although radiators and pipes are fitted in some of the rooms they are not functional as there is no boiler installed at the property.

EPC to be inserted



NOT TO SCALE

Viewings arrangements through the ILFRACOMBE OFFICE 01271 866699
119 High Street Ilfracombe Devon EX34 9EY
• ilfracombe@boproperty.com