



Oxford Grove, Ilfracombe

£69,950 Leasehold



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Flat 2, 10 Oxford Grove, Ilfracombe, Devon, EX34 9HQ

A spacious one bedroom flat situated in the heart of Ilfracombe town centre. The property is situated on the first and boasts delightful sea views. Other benefits include; UPVC double glazing and gas central heating throughout. It has a 999 year lease and would make an ideal first time buy or buy to let investment. EPC rating - D.

- A first floor one bedroom flat
- Sought after sea views from the lounge
- Centrally located closed to the High Street
- Gas central heating and double glazing
- 999 Lease (980 years remaining)
- Ideal first time buy or buy to let investment



Communal Hallway:

On entering the building, climb one flight of stairs and flat 2 can be found on the first floor.

Hall: 5' 9" x 3' 2" (1.75m x 0.96m)

Doors leading to:

Lounge: 16' 9" x 11' 4" (5.10m x 3.45m)

A spacious rear aspect lounge with delightful sea views, laminate flooring, a large UPVC double glazed window, wall mounted radiator and brick built fire place, its purpose as a feature only.

Kitchen: 10' 3" x 7' 0" (3.12m x 2.13m)

A front aspect galley style kitchen with UPVC double glazed window and comprising of base and eye level units with adjacent roll edge work surface, inset sink and drainer and space for fridge/freezer and cooker.

Bedroom: 14' 5" x 10' 7" (4.39m x 3.22m)

A large front aspect double room with laminate flooring, built in cupboard, UPVC double glazed window and wall mounted radiator.

Shower Room: 8' 1" x 3' 8" (2.46m x 1.12m)

Comprising of tiled floor, partly tiled walls, a walk in shower cubicle, low level w/c and pedestal wash hand basin.

Agents Notes:

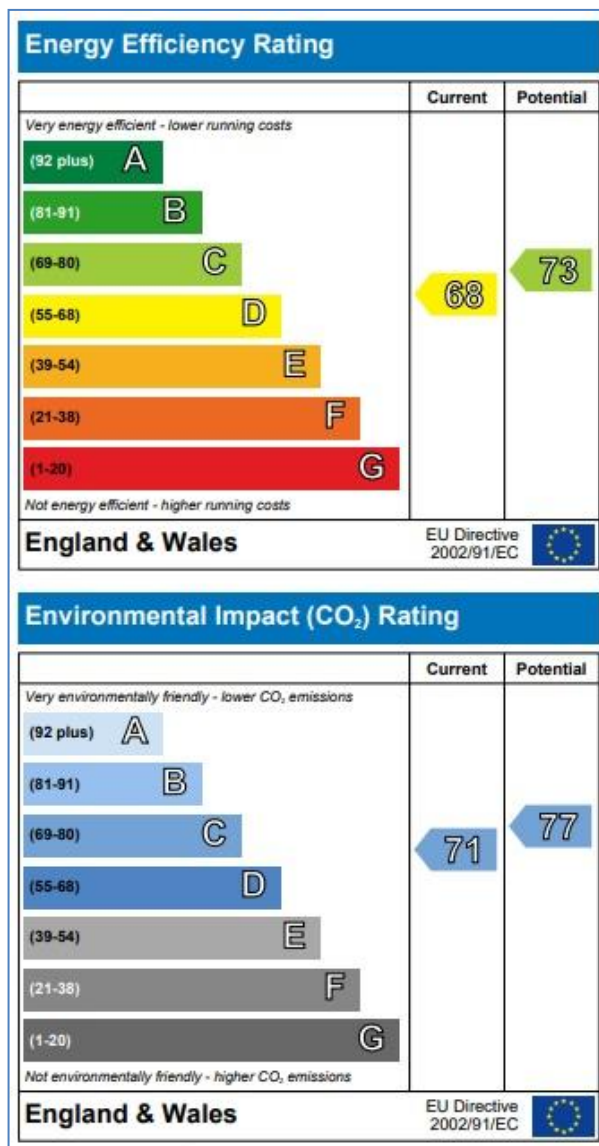
We have been informed by the Vendor of the following: There are 980 years remaining on the lease. The monthly service charge is £35. Gas, electric, water and drainage are all mains connected. To comply with the property misdescriptions act we must inform all prospective purchaser that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

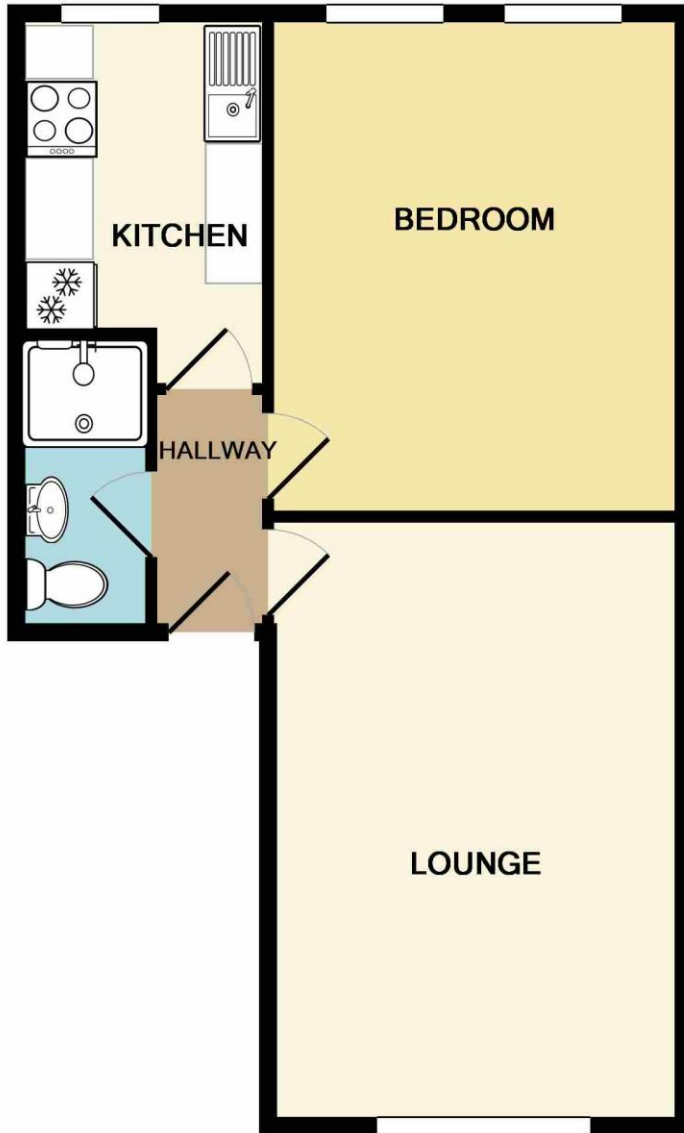
Directions:

From Ilfracombe High Street proceed on foot in an easterly direction passing Springfield road on your right. Upon reaching the old Barclays bank on your right hand side turn immediately right and number 10 can be found a short way up on the left hand side.

Council Tax Band - A

EPC Rating - D





TOTAL APPROX. FLOOR AREA 459 SQ.FT. (42.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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The Property Misdescriptions Act 1991:
 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in the photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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