



Church Street
Ilfracombe
Devon
EX34

Offers in Excess of £418,000

bettermove 

Church Street Ilfracombe

Bettermove are proud to present this Mixed Use property, including a commercial unit, and 2 flats, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout.

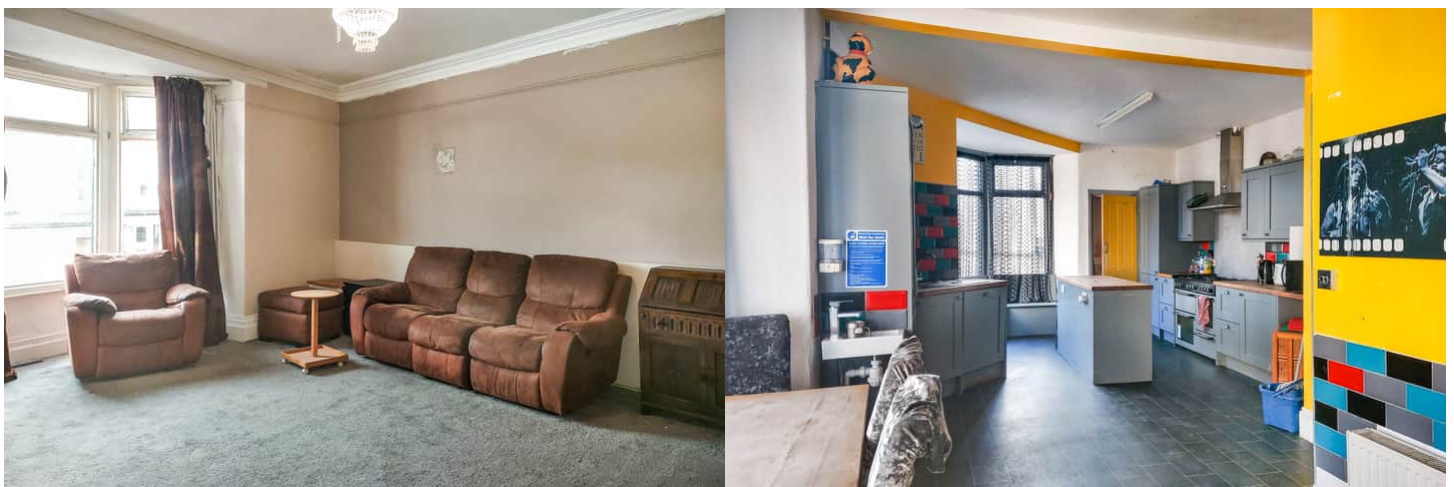
The council tax band is B.

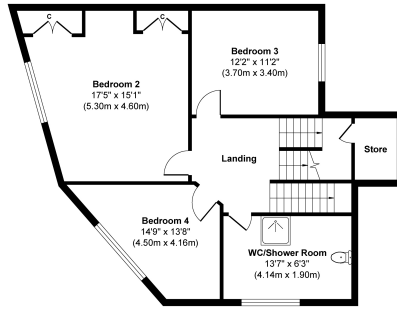
This property is made up of a commercial unit on the ground floor, a four bedroom flat on the middle floor, and a two bedroom flat on the top floor.

The commercial unit comprises a shop, store room and WC, with access to the basement. The four bedroom flat consists of a spacious lounge, fitted kitchen/diner and one bedroom on the first floor, upstairs, you'll find the further three bedrooms, and a shower room. The two bedroom flat boasts a spacious, open-plan living/kitchen area, two good sized bedrooms, and a shower room.

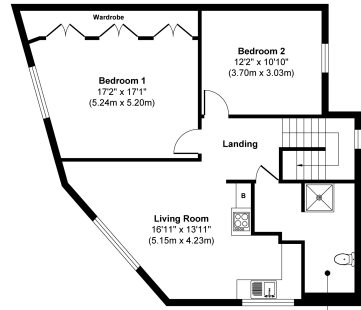
Located in the popular coastal town of Ilfracombe, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Barnstaple Train Station, a variety of local bus routes, and quick access to the A39.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



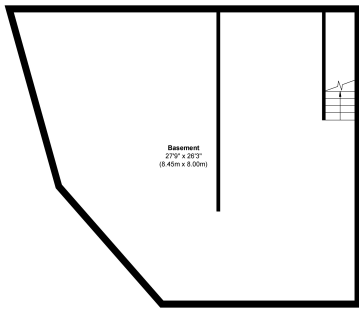


Second Floor
Approximate Floor Area
815 sq. ft
(75.75 sq. m)

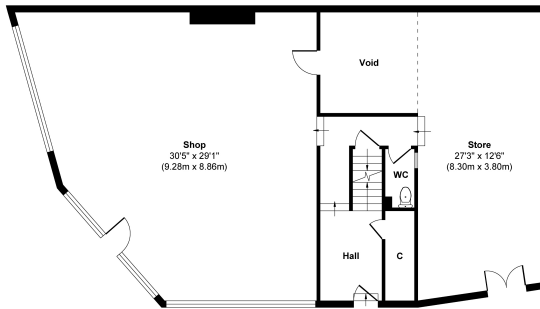


Third Floor
Approximate Floor Area
786 sq. ft
(73.09 sq. m)

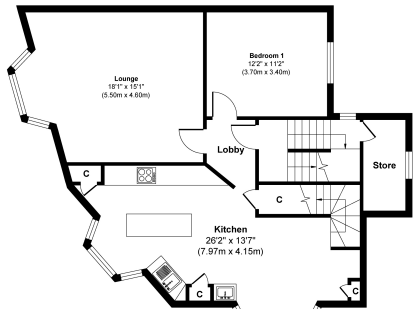
WC/Shower Room
7'3" x 5'1"
(2.20m x 1.54m)



Basement
Approximate Floor Area
840 sq. ft
(78.10 sq. m)



Ground Floor
Approximate Floor Area
1272 sq. ft
(118.24 sq. m)



First Floor
Approximate Floor Area
877 sq. ft
(81.55 sq. m)

Approx. Gross Internal Floor Area 4590 sq. ft / 426.73 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk