



**3 Woodside Place
Cairn Road
Ilfracombe
Devon
EX34 8DL**

Offers in Excess of £148,000

bettermove

Cairn Road Ilfracombe

Bettermove are proud to present this 1 bedroom Flat in the sought after area of Ilfracombe, available with no forward chain.

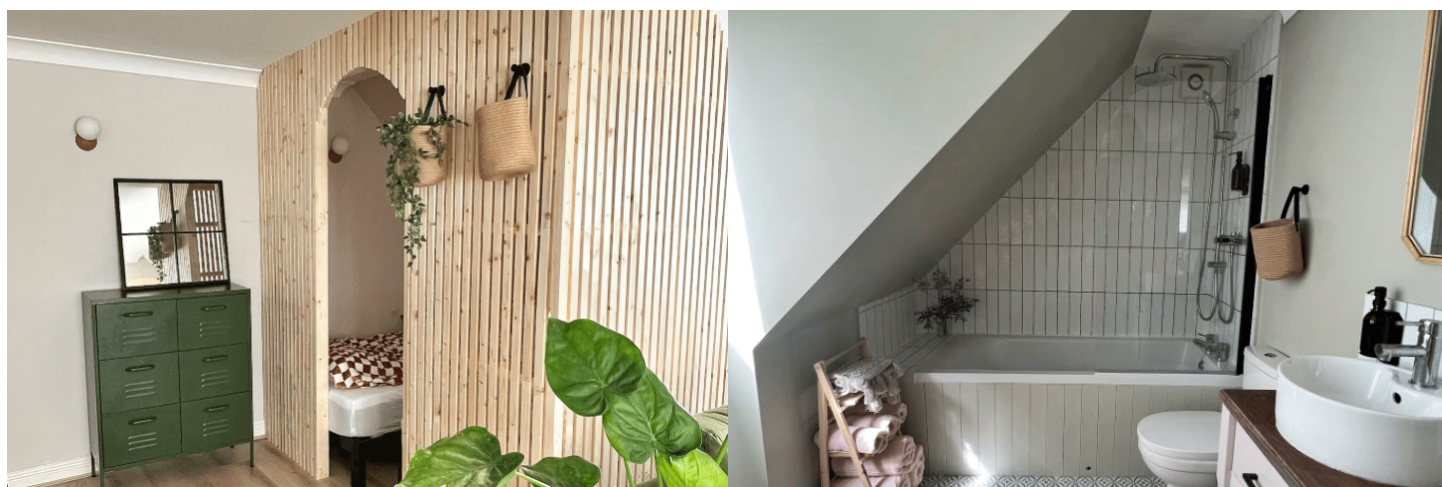
The property benefits from double glazing, gas central heating throughout and has off street allocated parking available. The council tax band is A.

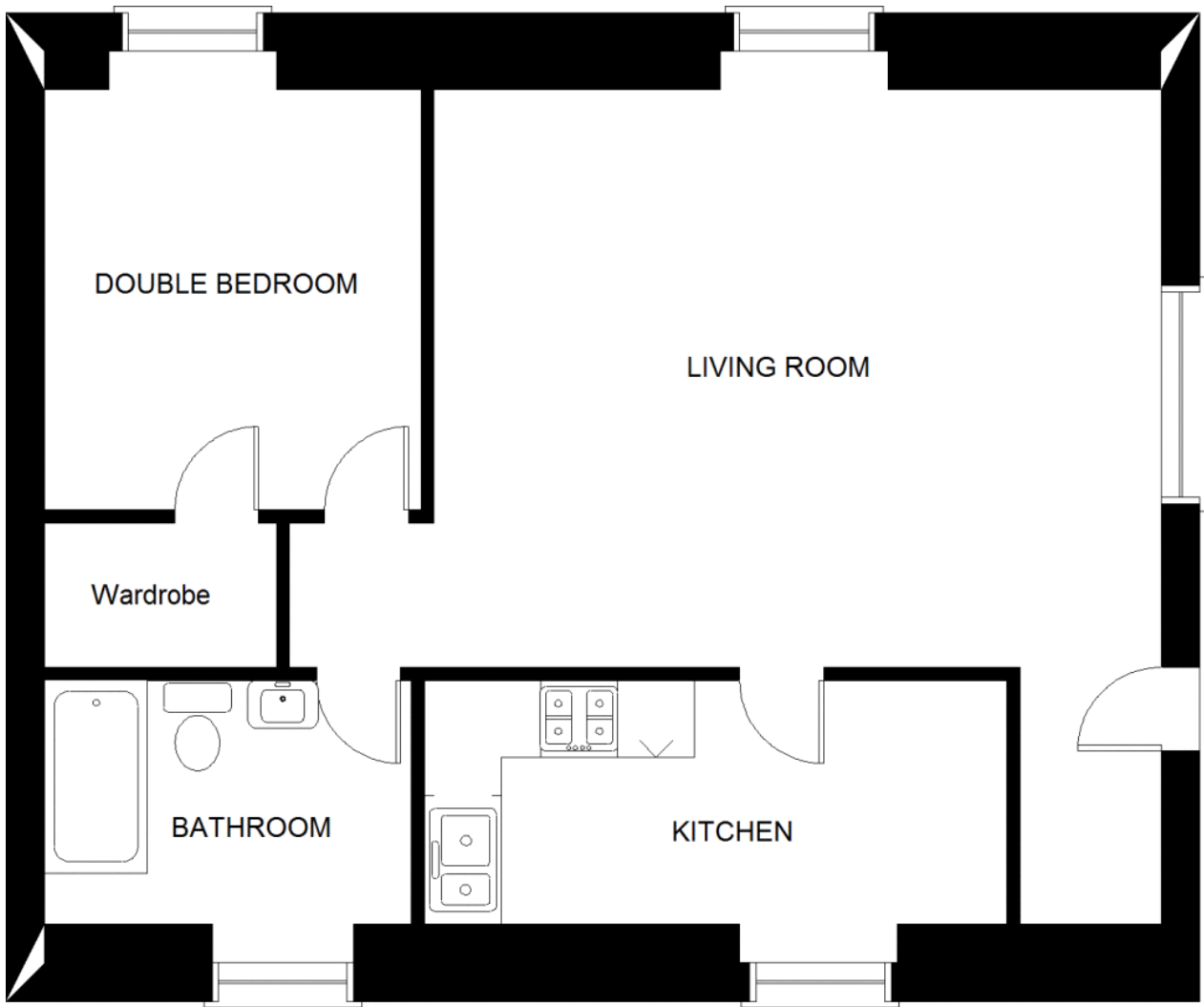
This is a Share of Freehold property with 976 years remaining on the lease and the service charges are £80 per month which includes building insurance.

Although situated on the top floor, this apartment offers completely level access directly from the car park via a private bridge leading straight to the front door—an ideal feature for elderly or disabled residents. Offered with no onward chain, the property benefits from gas-fired central heating and uPVC double glazing throughout. There is a designated off-road parking space, as well as a communal visitor space. The town centre and high street are just a short distance away, while the nearby Cairn Nature Reserve and Tarka Trail provide excellent walking and cycling routes.

Upon entry, you're welcomed into a generous 19ft x 15ft living room, which enjoys far-reaching views over the town, toward Score Valley and the sea beyond. The adjoining kitchen is well-equipped with a range of fitted base and wall units, an integrated gas hob, oven, and extractor hood. There is also plumbing for a washing machine and dishwasher, along with space for a fridge/freezer. The spacious double bedroom shares the same delightful views and features a large walk-in wardrobe/store. A hatch provides access to the loft, offering additional storage space. The bathroom is equally well-proportioned and fitted with a white suite comprising a bath with shower and folding screen, a low-level WC, and a hand basin. Externally, a brick-paved communal parking area lies at the front of the building, with a designated space for Apartment 3. A gate from the parking area opens onto the private bridge, offering convenient level access straight to the apartment entrance.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.







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