



Fern Way
Ilfracombe
Devon
EX34

Offers in Excess of £276,000

bettermove

Fern Way Ilfracombe

Bettermove are proud to present this three bedroom terraced house in Ilfracombe, 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.

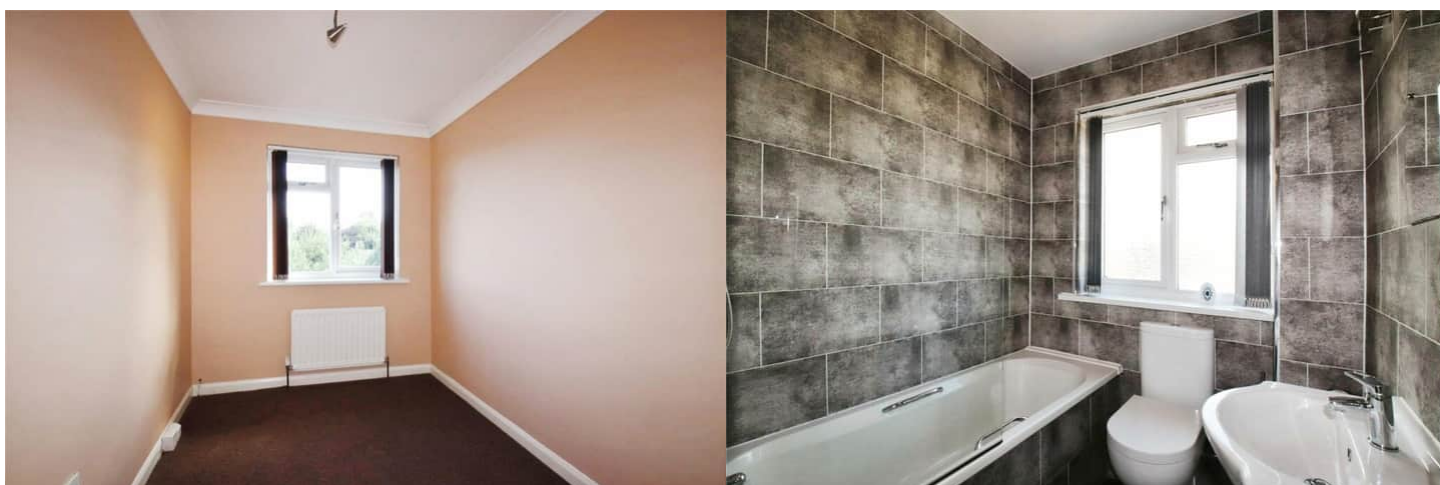
This property benefits from double glazing, solar panels, and gas central heating throughout, with off road parking available via the driveway and garage.

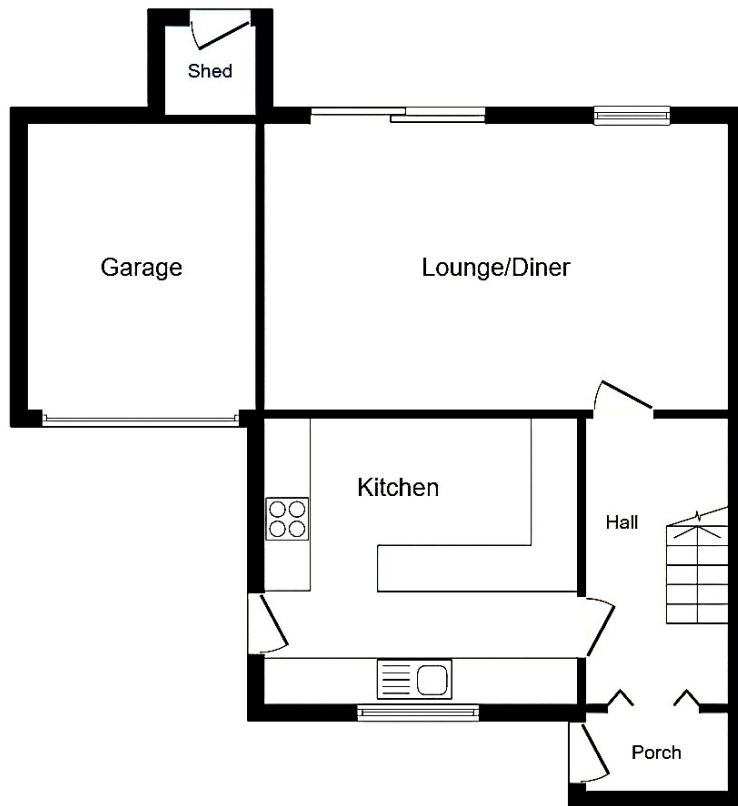
The council tax band is C.

The interior of this well presented property comprises a spacious living/dining area, and fitted kitchen on the ground floor. The first floor consists of three good sized bedrooms, and the family bathroom. Externally, the property boasts an attached garage, and a private rear garden, with stunning sea views, perfect for enjoying the summer months.

Located in the popular coastal town of Ilfracombe, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Transport links can be found from Barnstaple Train Station (14.0 miles), a variety of local bus routes, and quick access to the A39.

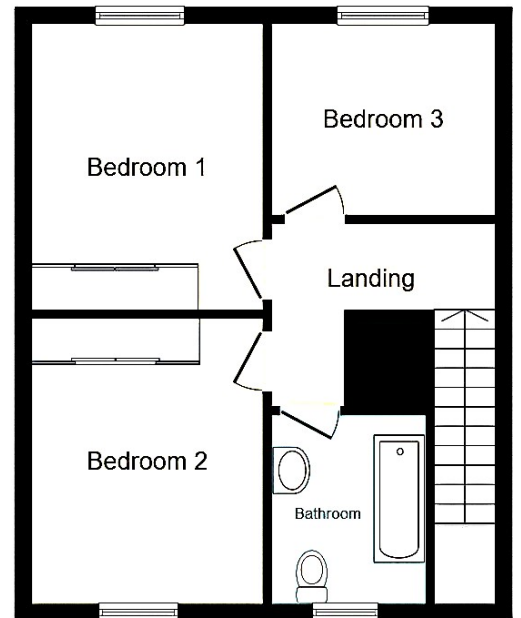
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Ground Floor

Floor area 60.1 sq.m. (647 sq.ft.)



First Floor

Floor area 45.1 sq.m. (486 sq.ft.)

TOTAL: 105.3 sq.m. (1,133 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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