



Gloucester House
Wilder Road
Ilfracombe
Devon
EX34

Offers In Excess Of £112,000

bettermove

Wilder Road Ilfracombe

Bettermove are proud to present this 2 bedroom flat in Ilfracombe. Available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated space.

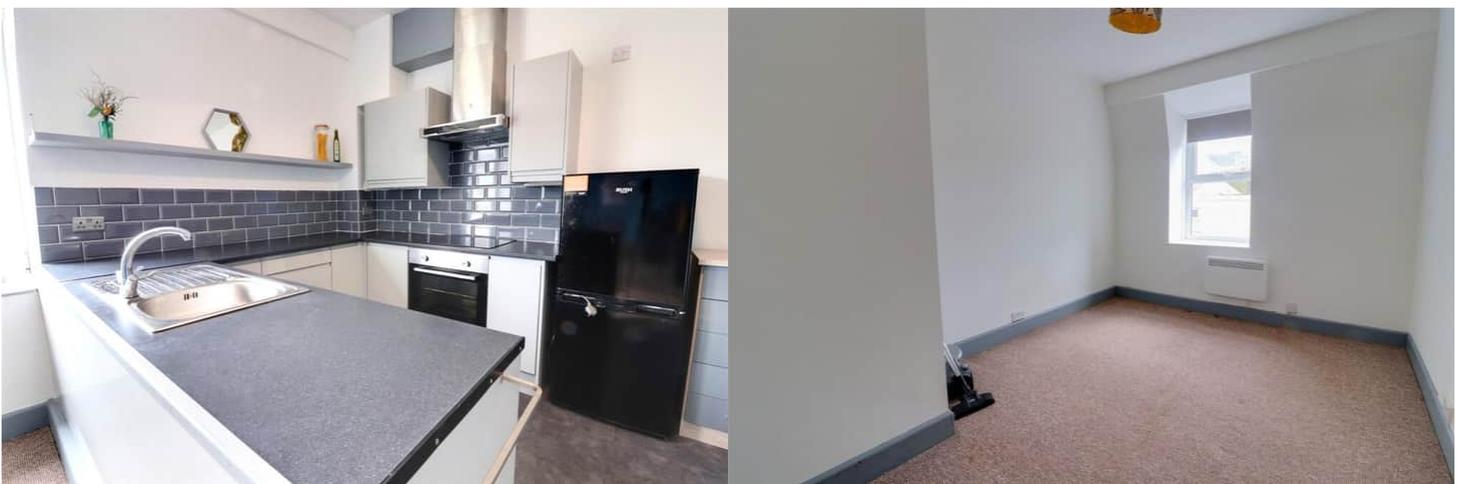
The council tax band is A.

This is a leasehold property with 962 years remaining on the lease; the ground rent and service charge is £100pcm.

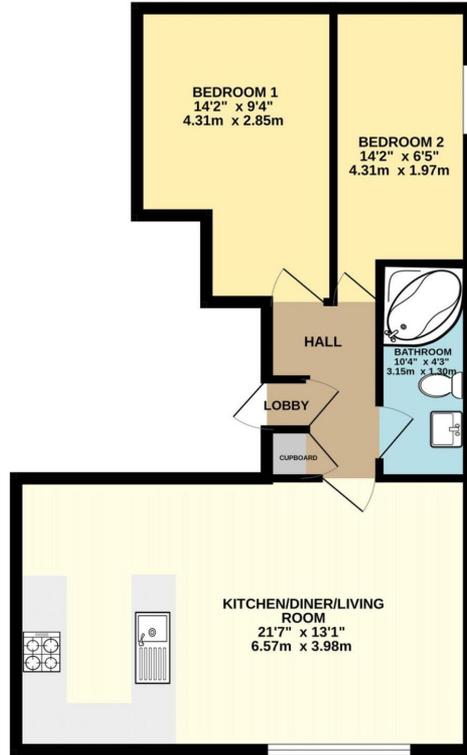
The interior of this beautifully presented property comprises a spacious living and dining room and fitted kitchen, as well as the 2 bedrooms and the family bathroom.

Located in the popular town of Ilfracombe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Barnstaple train station (12.3 miles), various bus routes and the A39.

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



GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA - 572 sq.ft. (53.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	40
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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