



turners



Torrs Park

Ilfracombe, EX34 8AY

£135,000



Apt 12, Parkroyd, Torrs Park

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£135,000



A beautifully presented one bedroom apartment situated on the second floor of an eye catching block. Located in the extremely sought after Torrs Park, this spacious and characterful property has been finished to a high standard and has some quite remarkable views over the town and down towards the sea. Parkroyd Apartments comes with delightful communal gardens and ample off road parking for all residents. Other benefits include; gas central heating.

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

Living room

12'6" x 12'5" (3.82 x 3.79)

A bright and inviting space with a large bay window maximising the spectacular views the property has to offer. The living room has wood effect laminate flooring running throughout and flows effortlessly into the rest of the property providing sought after open plan living.

Kitchen/Dining Room

15'1" x 10'4" (4.62 x 3.15)

A stylish open plan kitchen with an abundance of base and eye level units, black marble effect work tops, black splash back tiles, inset stainless steel sink and drainer and built in appliances. The room boasts three windows allowing an abundance of natural light to

occupy the room and has plenty of room for a dining room table and chairs.

Bedroom

15'3" x 10'10" (4.65 x 3.31)

A large double bedroom, quirky in its appearance with a 'V' shaped bay window providing far reaching views. The room boasts wood effect laminate flooring throughout and has ample space for a king size bed and all other associated furnishings.

Bathroom

8'11" x 8'1" (2.73 x 2.47)

A spacious bathroom with decorative paneling and part tiled walls, comprising of: An 'L' shaped bath with shower above, low level WC, pedestal sink and wall mounted heated towel rail.

Communal Grounds

Parkroyd Apartments comes with well maintained gardens to the rear that can be enjoyed by all residents, as well as ample off road parking.

Agents Notes

The property comes with a 999 year lease, and currently has 963 years remaining.

The monthly service charge is £150 and the annual ground rent is £50.

The lease does not permit the use of the apartment as a holiday let, but can be used as a private holiday home.

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

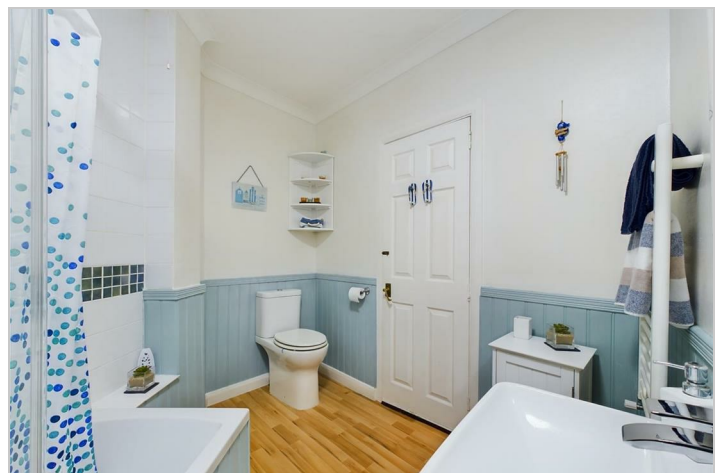
To comply with the property misdescriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only.

We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details. Prospective purchasers should satisfy themselves before committing to purchase.

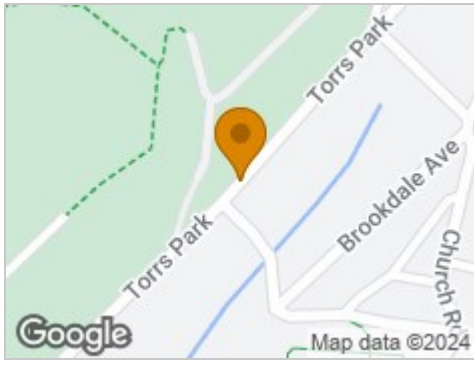
Directions

Travelling into Ilfracombe on St Brannocks Road (A361) continue towards the town centre and turn left up Church Hill and continue along the that road becoming Langleigh Road. As you come to a T junction with Broad Park Avenue turn right and follow the road around becoming Torrs Park. Follow the road up the hill and Parkroyd Apartments can be found on the right hand side.

- A beautiful one bedroom apartment
- Located on the popular Torrs Park
- Breathtaking views out over the town and down towards the sea
- Charming and characterful block
- Delightful communal gardens
- Ample off road parking for all residents
- Gas central heating throughout
- A short walk to the sea front and town centre



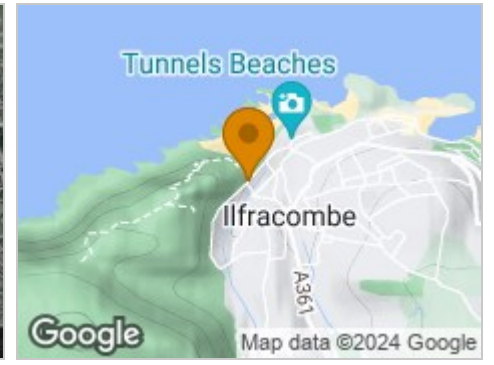
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	