



turners



Park Court, St. Brannocks Road

Ilfracombe, EX34 8PP

£150,000



17 Park Court, St. Brannocks Road

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A deceptively large one bedroom ground floor apartment located in the quiet and extremely sought after Park Court development. The property has its own private entrance, enjoys low maintenance front a rear gardens and has the benefit of ample off road parking. While situated close to the delightful Biclescombe Park and Gardens, the property also provides a level walk into the town centre and sea front. Other benefits include; Double glazing throughout.

Ifracombe 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.

Porch

A bright and sizeable porch with built-in cupboards, serving as an ideal spot for storing coats and shoes.

Living Room

15'7" x 10'9" (4.75 x 3.30)

A front aspect living room with views out over the front garden, providing a comfortable seating area positioned around the fireplace, as well as space for a dining table and chairs.

Kitchen

7'8" x 6'5" (2.35 x 1.96)

A compact, but extremely well designed kitchen equipped with both base and eye-level units, featuring a stainless steel sink, tiled splash backs, built in oven, hob and dishwasher and designed spaces for Fridge/freezer and washing machine.

Hallway

A central inner hallway providing separation between the living areas and the bedroom and bathroom.

Bedroom

3.53 x 3.54

A spacious and bright double bedroom with rear aspect windows and a door leading out into the rear courtyard. This room comfortably accommodates a double bed along with all associated bedroom furnishings.

Bathroom

8'4" x 5'8" (2.553 x 1.74)

A bright bathroom featuring a toilet, vanity unit basin, a walk-in shower cubicle with electric shower and additional storage.

Outside

To the front of the property there is a small garden laid to lawn and bordered by mature and colourful shrubbery. At the rear of the property is a good size, low maintenance courtyard, perfect for drying clothes and summer time enjoyment.

There is ample off road parking.

Agents Notes

We have been informed by the vendor of the following:

The lease length is 999 years as of 1989.

The annual service charge is £600.00.

Electric, water and drainage are all mains connected.

Directions

From our offices proceed in a westerly direction towards the War Memorial roundabout. Turn left on to St Brannocks Road and proceed along until you reach Bicclescombe Park Road and turn immediately left on to Park Court, and left again into the main development. Number 17 can be found on the right hand side.



- One bedroom ground floor flat
- Private, low maintenance front and rear gardens
- Ample off road parking
- Private entrance
- Located on a quiet, sought after development
- Close to Bicclescombe Park
- Provides a level walk to the town centre and all local amenities
- Double glazing and electric heating

Road Map



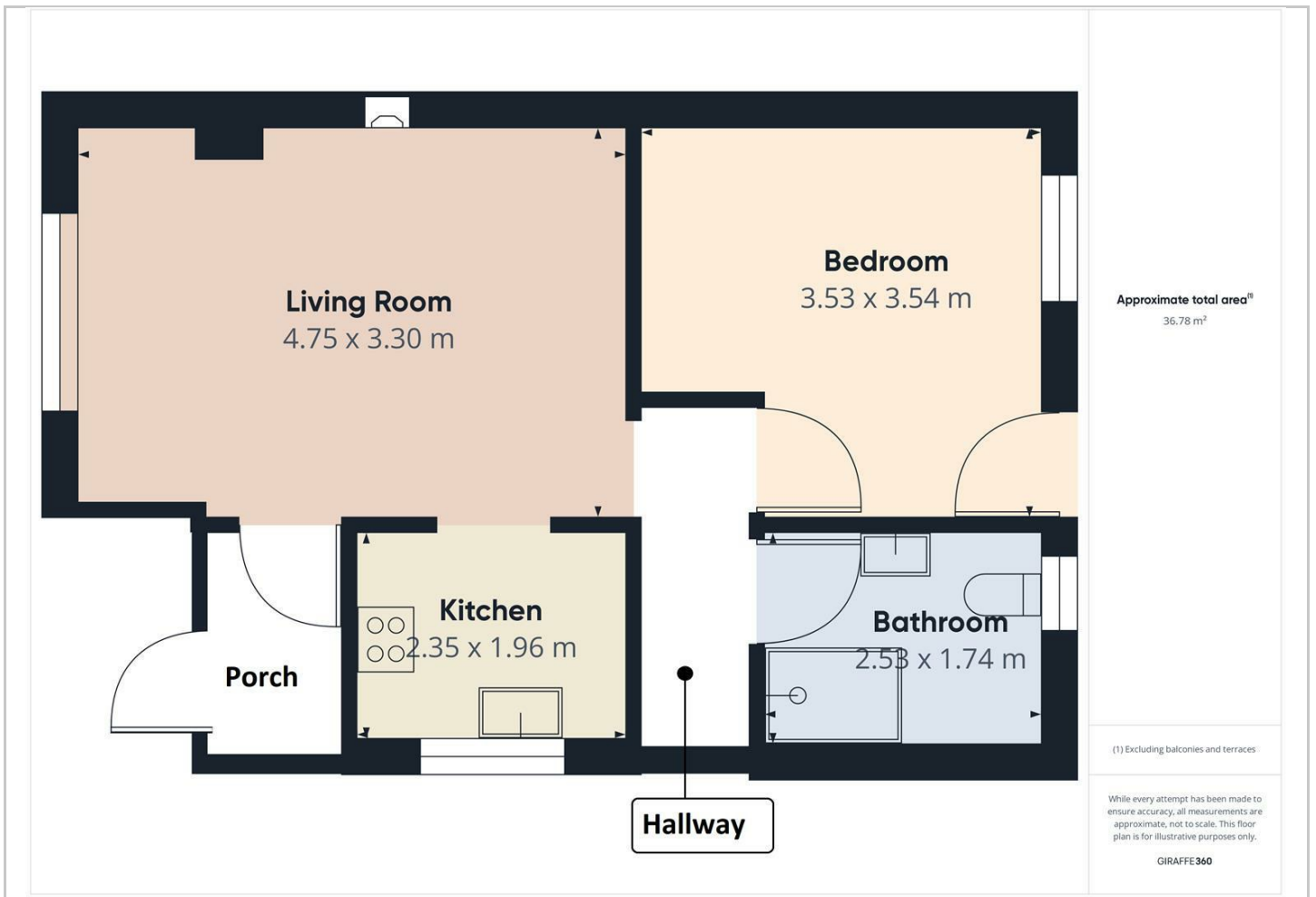
Hybrid Map



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

