



# turners



## Ashmour, Ilfracombe, EX34 9NR

**£850**

A beautifully presented two bedroom second floor apartment with outstanding sea views from every room and an allocated parking space. Located in a sought after elevated location, close to the Town centre and local amenities. The apartment consists of a spacious open plan lounge with ample space for a dining area, a large master bedroom, a generous single bedroom, a modern kitchen with built in appliances and a tastefully designed shower room. Situated in a well maintained block, there is a useful communal laundry room and a large storage cupboard. Other benefits include gas central heating.

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

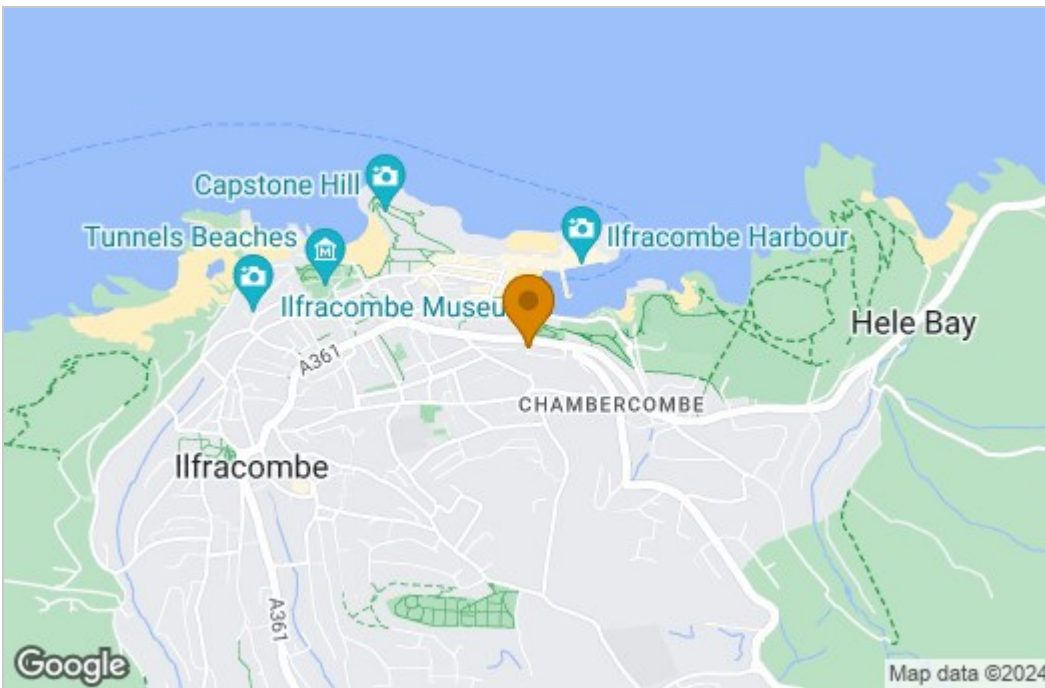
North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

Unfortunately the lease of the building dictates that no pets are allowed.

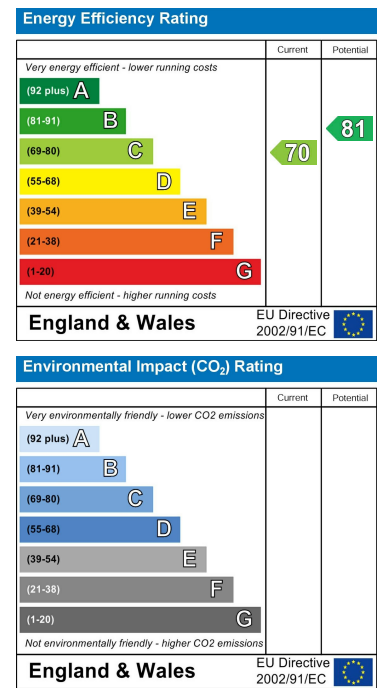


## Floor Plan

## Area Map



## Energy Efficiency Graph



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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