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## St. Brannocks Park Road

Ilfracombe, EX34 8HG

Asking Price £249,950



# Cotswold, St. Brannocks Park Road

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A newly renovated semi detached property that has been finished to an extremely high standard throughout. Situated on an elevated plot, in a sought after location with outstanding views over the Torrs, this beautiful three bedroom house will make the perfect 'ready to move into' family home. The spacious downstairs area seamlessly blends the living room and kitchen, offering additional under-stairs storage.

This property benefits from brand new electrics and consumer unit and all plumbing pipework is new. Brand new gas boiler, central heating, radiators installed. New kitchen and appliances. Gas central heating and double glazing.

The entire property is carpeted with the same plush grey carpeting, providing a blank canvas for personal touches. The bedrooms are distributed across the first and second floors providing everyone with their own space. Additional benefits include a private rear garden, Private front and rear garden with access from a discreet pathway.

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.

## Hallway

15'7" x 3'2" (4.76 x 0.97)

A useful entrance hall that has been incorporated into the living space to create a bright and inviting space.

## Living room

11'11" x 8'3" (3.64 x 2.52)

A light and spacious living room with an elevated position offering uninterrupted views of the countryside. There is ample room for a sofa and other furnishings and is carpeted throughout.

## Kitchen

8'4" x 10'3" (2.56 x 3.13)

A contemporary and bright L-shaped kitchen with down lighting, featuring brand new base and eye level units a glass electric hob, built-in oven, and stylish tiled splash back. The space has been opened up to create a separate utility area with space for appropriate white goods.

## First Floor Landing

13'8" x 2'8" (4.19 x 0.83)

The first floor landing provides access to the bedrooms, the bathroom, and the stairs leading to the top floor of the property.

## Bedroom One

10'4" x 11'9" (3.15 x 3.60)

Situated on the middle floor of the property, this bedroom is filled with natural light from the front-facing bay window. It can comfortably accommodate a king-size bed and other bedroom accessories.

## Bedroom Two

10'11" x 11'8" (3.34 x 3.56)

Situated on the third floor of the property, this fully carpeted bedroom, like the rest of the upstairs, features a Dormer window with a view of the front of the property. It provides ample space for a bed of your choice and other bedroom furnishings.

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## Second Floor Landing

1.47x1.34

The second floor landing provides access to both rooms on this level.

## Bedroom Three

8'5" x 7'8" (2.59 x 2.35)

This rear-facing room, fully carpeted and featuring a wall-mounted radiator, would be perfect as a children's bedroom or a home office.

## Attic Room

8'5" x 10'7" (2.59 x 3.25)

On the top floor of the property, this uniquely shaped room would be ideal as a storage area or walk-in wardrobe, featuring ample light from the Velux window.

## Bathroom

A bright, family-sized bathroom with partially tiled walls, toilet, basin, and a walk-in shower, along with a wall-mounted radiator.

## Outside

The property is accessed by steps at the front of the house due to its elevated position. Before entering, there is a small gravel courtyard with bordered

shrubbery, providing a bit of privacy for the living room.

To the rear of the property is a tiered private garden with the potential to create a sun trap patio perfecting for entertaining and summertime enjoyment.

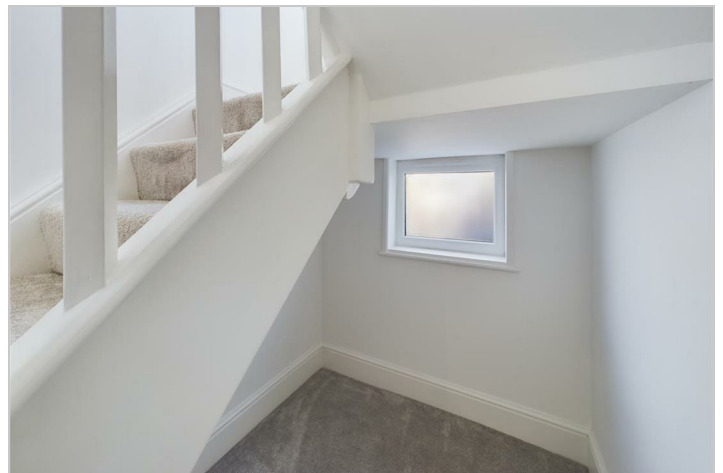
## Agents Notes

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

To comply with the property mis-descriptions 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, therefore, prospective purchasers should satisfy themselves before committing to purchase.

## Directions

From our office on the High Street head in a South Westerley direction. Turn left onto Malborough Park before turning immediately right onto St Brannocks Park Road. Continue for 0.2 miles where the property can be found on your left hand side, opposite the Tyrell Hospital.



## 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

