



# turners



## Parkers Yard

Marlborough Road, Ilfracombe, EX34 8JJ

Asking Price £175,000



# 10 Parkers Yard

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A fantastic opportunity to acquire a well presented two-bedroom characteristic house that benefits from a tucked away location and a private enclosed courtyard. This property is within close proximity of Ilfracombe High Street, local schools, amenities and would be perfect for first time buyers and investors.

Upon entrance, you're greeted by a warm homely feeling due to the spacious living room which also includes a log burner to keep the whole property heated throughout those cold winter months. The kitchen provides plenty of space for cooking and even includes a beautiful range cooker. As you go upstairs, the property provides two well-proportioned double bedrooms with plenty of room for free standing furniture and it also has a three-piece bathroom suite.

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

16'11" x 14'11" (5.18 x 4.57)

This room excels in character, benefiting from a beautifully presented stone mantel including a fully functioning log burner and exposed period wooden beams on the ceiling. There's plenty of room for free standing lounge furniture, under-stairs storage and has wood laminate flooring throughout.

## Kitchen

11'7" x 9'3" (3.54 x 2.84)

A spacious kitchen with matching wall and floor units, 6 ring range cooker, 1.5 ceramic sink drainer, fridge freezer, space and plumbing for a washing machine or dish washer, tile flooring and access to the private rear courtyard.

## Bedroom One

13'2" x 9'8" (4.03 x 2.96)

A bright and large double bedroom with characteristic wooden beam features, space for free standing bedroom furniture, two sash windows and is carpeted throughout.

## Bedroom Two

13'1" x 7'10" (4.00 x 2.39)

A well-proportioned light double bedroom with space for free standing furniture, sash window with views across the Torrs and wood laminate flooring throughout.



### Bathroom

6'6" x 6'3" (2.00 x 1.92)

A well presented three piece bathroom suite comprising of a toilet, sink basin, bath with shower over head, Heated towel rail, tile surround and has wood laminate flooring throughout.

### WC & Utility Room

6'11" x 5'4" (2.13 x 1.63)

A conveniently placed ground floor WC that includes a sink basin, toilet, gas combi boiler and has cushioned vinyl flooring. This room also benefits from having space and plumbing for a washing machine.

### Landing

3'7" x 6'7" (1.11 x 2.03)

The landing has wood laminate flooring throughout and a loft hatch with a drop down ladder accessing a spacious boarded loft providing excellent storage space.

### Outside Space

A quaint and private rear courtyard with space for al fresco dining.

### Directions

From our office Head south-west on High Street/A361 towards Meridian Place. At the Co-op turn left onto Marlborough Park/Marlborough Road. follow this road up and directly opposite the fire station turn right between the terraced houses into Parkers Yard.

### Agent 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.



- Two bedroom characteristic house
- Situated close to the town centre and local amenities
- Private rear courtyard garden
- Quiet, tucked away location
- Gas central heating
- Close to local schools
- Distant views of the Torrs
- Fully functioning log burner



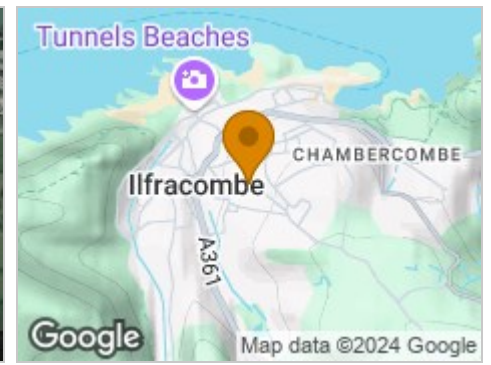
## Road Map



## 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

