



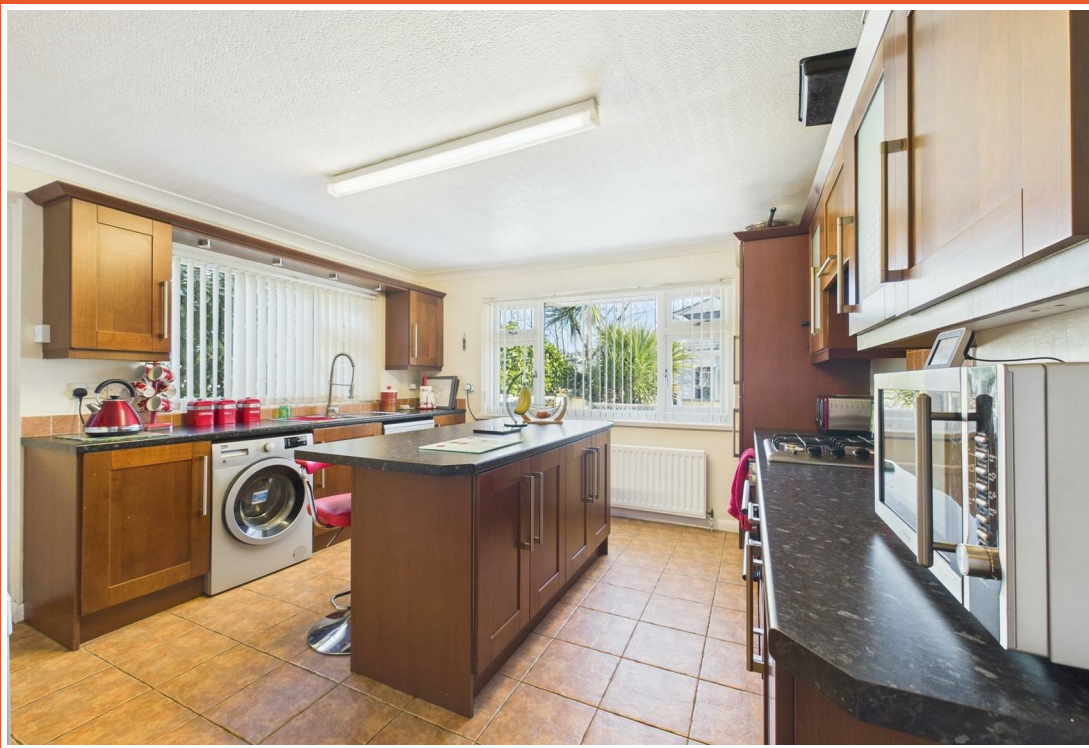
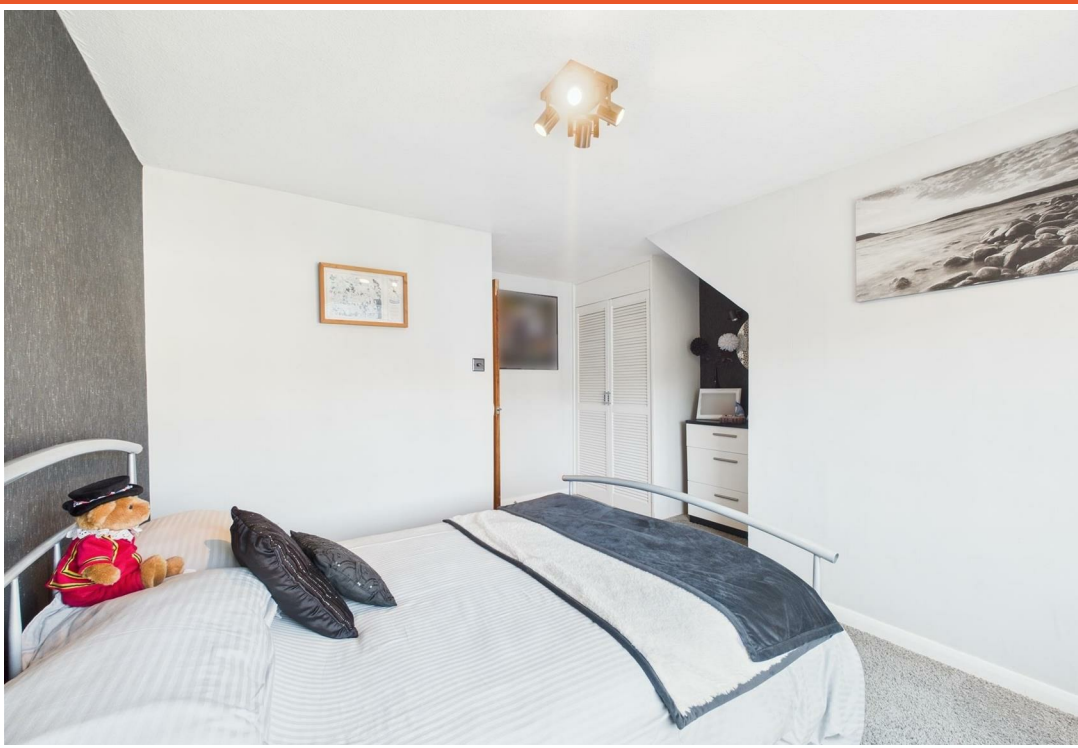
turners



Torrs Park, Ilfracombe, EX34 8AY

Asking Price £420,000





Court Lodge Torrs Park

Ilfracombe, EX34 8AY

This uniquely situated and well-presented three-bedroom detached family home offers both privacy and practicality. The property benefits from its own private gated driveway, ample parking for multiple vehicles and a stone-paved patio ideal for al fresco dining. Inside, the home features three spacious double bedrooms with the primary bedroom boasting a private three-piece en-suite. The bright and airy open-plan lounge and dining area create a welcoming space, complemented by a well-equipped kitchen, a stylish three-piece family bathroom, a sunroom, and the convenience of a downstairs WC.

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.



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Living Area 14'10" x 13'6" (4.52m x 4.11m)

This well-proportioned living area offers ample space for free-standing lounge furniture. Dual aspect UPVC double-glazed windows flood the room with natural light, while additional features include a charming feature fireplace, a wall-mounted gas radiator, and full carpeting throughout for added comfort.

Dining Area 11'11" x 8'9" (3.63m x 2.67m)

Seamlessly flowing from the living area is this spacious dining room that offers ample space for free-standing dining furniture. Dual aspect UPVC double-glazed windows enhance natural light, while a wall-mounted gas radiator ensures warmth and comfort. The room is fully carpeted throughout, creating a cosy and inviting atmosphere.

Kitchen 13'6" x 12'7" (4.11m x 3.84m)

This large fitted kitchen is both functional and stylish, featuring matching wall and floor units along with a spacious island that provides additional storage and a breakfast bar. The kitchen includes space for a gas cooker with an electric extractor fan above, a 1.5 stainless steel sink drainer, and designated areas for a fridge freezer, washing machine, dishwasher, and tumble dryer. Dual aspect UPVC double-glazed windows allow for plenty of natural light, while a wall-mounted gas radiator ensures warmth. The room is finished with durable tiled flooring and offers convenient access to the rear garden.

Bedroom One 18'3" x 14'11" (5.56m x 4.55m)

An incredibly large double bedroom that offers an abundance of space for free-standing furniture and benefits from a private three-piece en-suite. The room features a spacious built-in double wardrobe, additional storage cupboards, and dual aspect UPVC double-glazed windows that provide stunning views across Ilfracombe. Wall-mounted gas radiators ensure warmth and comfort, while full carpeting throughout adds a cosy touch.



En-suite 7'1" x 7'0" (2.16m x 2.13m)

This modern fitted three-piece en-suite, located within bedroom one, features a sleek shower, toilet, and a sink basin with a convenient storage cupboard below. Additional highlights include a wall-mounted heated towel rail, an electric extractor fan, and stylish tile flooring throughout for a contemporary finish.

Bedroom Two 12'5" x 9'9" (3.78m x 2.97m)

Situated on the ground floor is this well-proportioned doubled bedroom that provides adequate space for free standing bedroom furniture. additionally, this room provides dual aspect UPVC double glazed windows that flood the room with light, wall-mounted gas radiator and is carpeted throughout, enhancing warmth and comfort.

Bedroom Three 10'3" x 9'6" (3.12m x 2.90m)

Another fantastically sized double bedroom that has space for free-standing bedroom furniture with the space enhanced by the built-in wardrobe. The room has a large UPVC double window the provides views across Ilfracombe, with additional features including a wall-mounted gas radiator and is carpeted throughout.

Sunroom 9'9" x 8'7" (2.97m x 2.62m)

This well-proportioned sunroom offers a peaceful retreat with ample space for free-standing furniture, making it the perfect spot to relax in the sun. Designed for year-round use, it features a wall-mounted electric heater for added comfort. Large UPVC double-glazed windows fill the space with natural light, while electric sockets provide convenience. The room is finished with durable tiled flooring throughout.

Bathroom 9'7" x 6'7" (2.92m x 2.01m)

This well-appointed three-piece bathroom suite features a toilet, sink basin, and bath, complemented by a UPVC obscure double-glazed window for privacy and natural light. Additional highlights include a wall-mounted gas radiator, a built-in storage cupboard for added convenience, and stylish tile flooring throughout.

WC 5'8" x 2'7" (1.73m x 0.79m)

Situated conveniently on the ground floor is this well present two-piece WC that consists of a toilet, sink basin, UPVC obscure double glazed window and has tiled flooring throughout.

Outside

This property boasts a generous garden plot, featuring a private driveway with ample parking for multiple vehicles and a single garage for additional storage or parking. The outdoor space includes a small grass lawn and a stone-paved patio area, perfect for al fresco dining and entertaining. Additionally, the property benefits from full access around the perimeter of the building, enhancing convenience and practicality.

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.

Directions

From our office, head south-west on the High Street/A361 towards Meridian Place and follow to the first set of lights. Turn right at the lights onto Northfield Road and go straight on at the lights then turn left onto Torrs Park. In 0.4 miles turn right onto Granville Road where the property will be clearly sign posted on your right hand side.





Floor Plans



Floor 0



Floor 1

Approximate total area⁽¹⁾126.16 m²

Reduced headroom

1.65 m²

(1) Excluding balconies and terraces

Reduced headroom

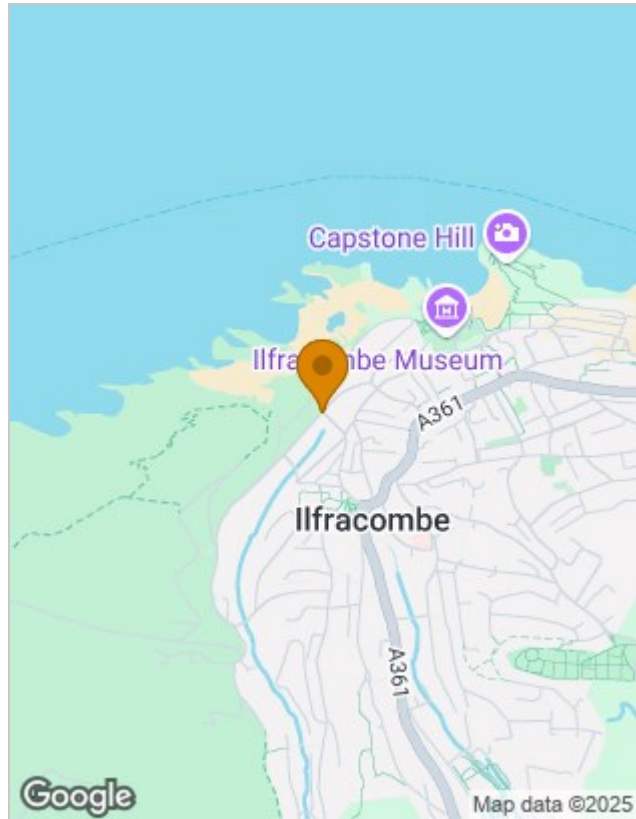
Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Location Map




Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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