



# turners



## Broad Park Avenue

Ilfracombe, EX34 8DZ

Asking Price £160,000





# 1 Broad Park Avenue

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This well-presented ground-floor apartment is nestled in the sought-after location of Broad Park Avenue, just a short walk from the stunning natural beauty of The Torrs and the South West Coast Path. Enjoying a peaceful and scenic setting, the property offers a perfect blend of comfort and practicality. Inside, the apartment boasts two generously sized double bedrooms, a bright and spacious living room ideal for relaxing or entertaining, a modern fitted kitchen with ample storage and contemporary finishes, and a separate dining room that provides a welcoming space for family meals or gatherings. A stylish three-piece bathroom completes the interior, offering both functionality and elegance.

Outside, the property benefits from a well-maintained, spacious lawn—perfect for outdoor play or leisure activities. To the rear, a private wooden decking area provides an inviting space for outdoor furniture, ideal for al fresco dining, morning coffees, or enjoying the evening sun. This apartment is an excellent opportunity for those seeking a comfortable home in a desirable and picturesque coastal location.

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

15'1" x 4'1" (4.62 x 1.27)

A spacious and welcoming entrance hall featuring beautiful original mosaic floor tiling that adds a touch of period charm. High ceilings enhance the sense of space and light, while large built-in storage cupboards offer practical convenience. The hallway provides access to all main rooms, creating a seamless flow throughout the home.

## Living Room

19'9" x 13'7" (6.03 x 4.15)

A generously sized living room offering ample space for free-standing furniture, creating a comfortable and versatile living area. The room is enhanced by a large UPVC double glazed bay window that allows plenty of natural light to flood in, along with high ceilings that add to the airy and open feel. An original feature fireplace adds character and charm, while two wall-mounted gas radiators ensure warmth throughout. The space is fully carpeted, providing a cosy and inviting atmosphere.

## Kitchen

19'5" x 8'10" (5.94 x 2.70)

This modern fitted kitchen features matching wall and floor units that offer ample storage and a clean, contemporary look. It includes a stainless steel sink drainer, space for a gas cooker with an electric extractor fan above, and designated space for a fridge freezer. The kitchen also benefits from plumbing and space for both a washing machine and a tumble dryer. A convenient breakfast bar provides additional seating or worktop space. Natural light flows in through a UPVC double glazed window and a UPVC double glazed patio door, which opens out to the rear garden. The room is finished with durable vinyl laminate flooring throughout.

## Dining Room

18'4" x 10'10" (5.60 x 3.32)

A spacious and versatile dining room currently used as a home office, offering ample room for free-standing furniture. The space features an original fireplace that adds character, built-in storage for convenience, and a UPVC double glazed window that brings in natural light. Fully carpeted throughout, this room offers both comfort and flexibility to suit a variety of uses.

Tel: 01271 866421

### Bedroom One

16'11" x 13'2" (5.16 x 4.03)

Bedroom One is a substantially large double bedroom, offering an abundance of space for free-standing bedroom furniture. A large UPVC double glazed bay window fills the room with natural light, while an original feature fireplace adds charm and character. The room is fully carpeted, creating a warm and comfortable atmosphere, ideal for a peaceful retreat.

### Bedroom Two

16'4" x 7'3" (4.99 x 2.21)

Bedroom Two is a well-proportioned double room offering ample space for free-standing bedroom furniture. Dual aspect UPVC double glazed windows, along with a UPVC double glazed patio door, flood the room with natural light and provide direct access to the private wooden decking area—perfect for enjoying outdoor moments. The room is fitted with a wall-mounted gas radiator for comfort and is carpeted throughout, creating a warm and inviting space.

### Bathroom

7'1" x 5'3" (2.18 x 1.61)

A modern fitted three-piece suite comprising a toilet, shower, and sink basin, designed for both style and functionality. The space features a UPVC double glazed obscure window for natural light and privacy, a wall-mounted heated towel rail for added comfort, and is carpeted throughout, offering a warm and cosy feel.

### Outside Space

The property enjoys a large, sun-drenched communal rear lawn that offers ample space for outdoor activities, social

gatherings, or simply relaxing while taking in the picturesque countryside views that surround the area. This expansive green space enhances the tranquil setting and provides a perfect extension of outdoor living. To the side of the property, a private wooden decking area creates a charming and functional space, ideal for placing outdoor furniture. Whether it's al fresco dining, morning coffee, or evening unwinding, this sheltered spot is perfect for making the most of the peaceful, scenic surroundings.

### Agent Notes

This property has 999 year lease which started in 2015 and has a £120 per month service charge.

This building unfortunately doesn't allow pets.

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 High Street/A361 towards Meridian place and go past the two following traffic lights. At the roundabout, take the first exit and turn immediately right onto Church Hill. Follow this road onto Langleigh Road and at the junction turn left and the property will be on your left hand side.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

