



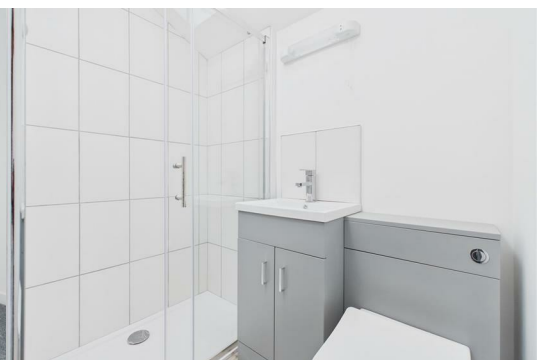
## Brookfield Villas

Ilfracombe, EX34 9FW

Asking Price £160,000



Newly converted one-bed house with no onward chain, gas central heating, open-plan living/kitchen, shower room, double bedroom, private patio, and allocated parking.



Property Description

This newly converted one-bedroom house is offered for sale with no onward chain. The property has gas central heating and modern fittings throughout.

The ground floor comprises of an open-plan living and kitchen area with a newly fitted kitchen with fitted oven and gas hob, space and plumbing for white goods and a window to the side elevation, with a light open living space.

To the first floor is a light landing leading to a newly fitted shower room, which includes a fully enclosed walk-in shower with wall tiling, a vanity hand basin and WC.

The double bedroom is bright and benefits from a window with views towards The Torrs.

Outside, the property has a private patio area with external lighting and power, along with allocated private driveway parking.

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.

Directions

From our office proceed in a westerly direction towards the start of the high street, passing the turning for Greenclose Road take the next pedestrian right hand turning onto Brookfield place, the property will be located a short distance on your right hand side.

What3words - soups.crops.appendix

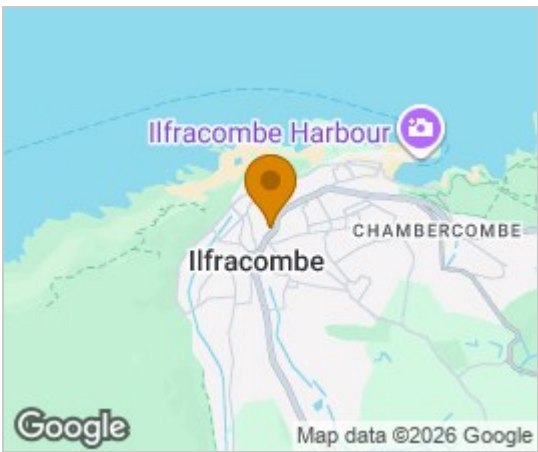
Agent Notes

The property comes with an insurance backed 10 year warranty  
The parking space is allocated and for No.1 only.  
Outside power point is suitably installed to connect up for EV charging.

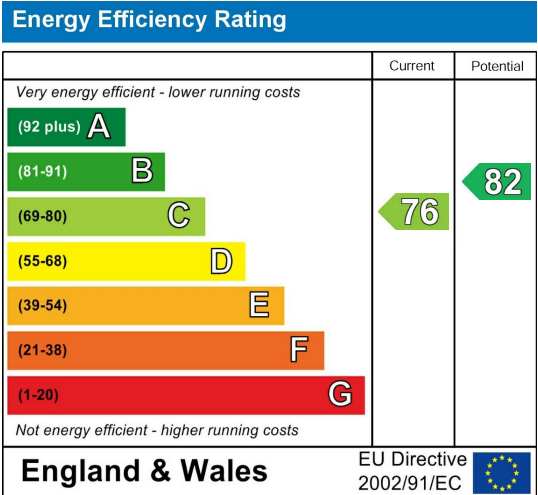
Floor Plans



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

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