



# turners



## Hillsborough Terrace

Ilfracombe, EX34 9NR

Asking Price £160,000





# Apartment 1, 9 Hillsborough Terrace

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Situated in the sought-after location of Hillsborough Terrace is this well-presented apartment that offers spacious modern living throughout. The property features two generously sized bedrooms, a fantastic open-plan living area seamlessly connected to a modern fitted kitchen, a stylish three-piece bathroom, and a versatile utility room. Additional highlights include a dedicated office space—ideal for remote working and a beautifully maintained rear garden, perfect for relaxing or entertaining. Although this property is apart of a block, it does benefit from its own entrance.

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

5'8" x 4'7" (1.73 x 1.41 )

A spacious and welcoming entrance hallway offering practical storage for shoes and convenient access to the open-plan living area, bathroom, and utility room. Finished with stylish wood laminate flooring throughout, this area also benefits from a wall-mounted gas radiator, adding both warmth and comfort.

## Living Room

16'0" x 12'4" (4.90 x 3.78)

The living room is a generously sized space, ideal for accommodating both free-standing lounge and dining furniture. It features a beautiful sash window that fills the room with natural light, a wall-mounted gas radiator for comfort, and stylish wood laminate flooring throughout, adding to its modern appeal.

## Kitchen

11'1" x 7'1" (3.38 x 2.16)

A modern fitted kitchen featuring matching wall and floor

units, complemented by wood laminate flooring for a sleek, contemporary finish. It includes an integrated electric fan oven, a four-ring electric hob with an overhead extractor fan, a 1.5 stainless steel sink drainer, space and plumbing for a dishwasher, and ample room for a fridge freezer—offering both style and functionality.

## Bedroom One

12'0" x 8'10" (3.66 x 2.70)

A spacious double bedroom offering ample room for free-standing furniture and enhanced by a charming sash window with views over the rear garden. Additional features include a built-in cupboard for convenient storage, a wall-mounted gas radiator for comfort, and soft carpeting throughout for a cosy finish.

## Bedroom Two

8'4" x 8'1" (2.56 x 2.47 )

The second bedroom offers comfortable space for free-standing furniture and is finished with sash windows that provide natural light. It also features a wall-mounted gas

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radiator and is carpeted throughout, creating a warm and inviting atmosphere.

#### Office

8'4" x 5'10" (2.55 x 1.80)

A valuable addition to the property is the versatile extra room, currently used as a home office. This generously sized space comfortably accommodates free-standing furniture and features an airing cupboard, wall-mounted gas radiator, and direct access to the rear garden. It is fully carpeted, making it a practical and comfortable area for work or relaxation.

#### Bathroom

7'5" x 4'6" (2.28 x 1.39)

A modern fitted bathroom featuring a stylish three-piece suite comprising a shower, toilet, and sink basin with a convenient storage cupboard below. Additional features include a wall-mounted heated towel rail, electric extractor fan, and wood laminate flooring throughout, combining practicality with contemporary design.

#### Outside Space

The flat boasts a beautifully presented, low-maintenance rear garden, thoughtfully designed for year-round enjoyment. Featuring stone-paved tiling throughout, the garden includes a sheltered area ideal for outdoor furniture

and al fresco dining in any weather. Additionally, there's a separate open patio space—perfect for soaking up the sun on warmer days.

#### Agents Notes

There is a 999 year lease that started in 2010 and a service charge of £125pcm (£1620 annually) which includes buildings insurance.

There is an option to rent a parking space.

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 north-east on the high street/A361 towards Oxford Grove. Follow the road onto Portland Street and in approximately 0.2 miles, turn right onto Hillsborough Terrace where an agent will meet you outside.



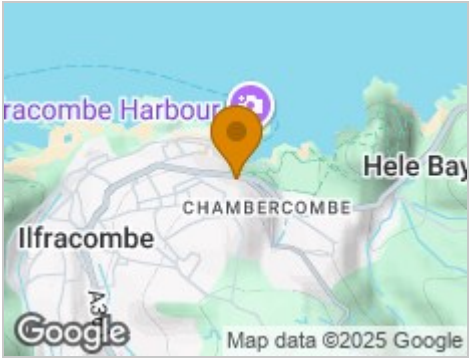
Road Map



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

