



# turners



**11 Brookfield Place, Devon, EX34 8BX**

**£215,000**

A spacious three bedroom mid terrace property situated on a quiet, sought after street that offers privacy while being centrally located and a short walk to the sea front as well as all local amenities. The property has a large front garden as well as a south facing private rear courtyard, the perfect sun trap.

Having been recently decorated and carpeted throughout, this property would make the perfect family home. It boasts gas central heating and double glazing, and has parking directly outside the home.

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.

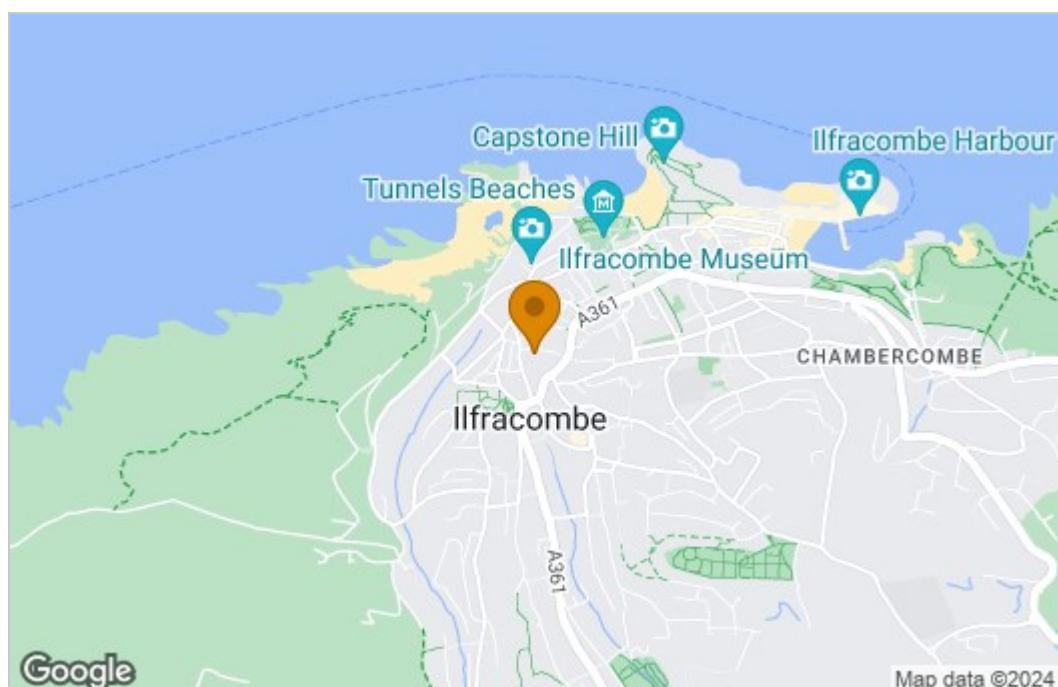
North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.



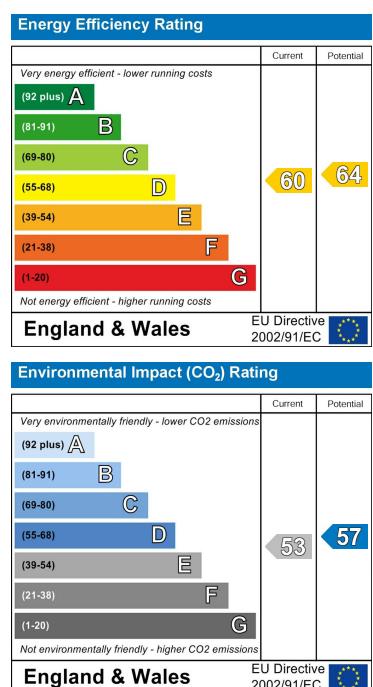
## Floor Plan



## Area Map



## Energy Efficiency Graph



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