



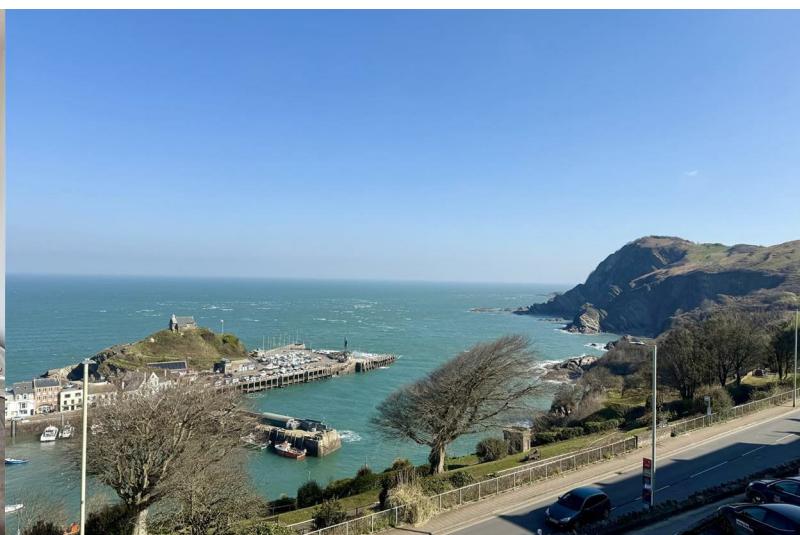
turners



Ashmour Ashmour

1 Hillsborough Terrace, Ilfracombe, EX34 9NR

Asking Price £164,500



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A beautifully presented two bedroom second floor apartment with outstanding sea views from every room and an allocated parking space. Located in an sought after elevated location, close to the Town centre and local amenities. The apartment consists of a spacious open plan lounge with ample space for a dining area, a large master bedroom, a generous single bedroom, a modern kitchen with built in appliances and a tastefully designed shower room. Situated in a well maintained block, there is a useful communal laundry room and a large storage cupboard. Other benefits include gas central heating.

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.

Living room

12'8" x 11'6" (3.88 x 3.51)

A spacious living room offers ample space for both lounge and dining furniture, creating a versatile and inviting atmosphere. Full of character, it features a stunning decorative fireplace as its focal point and a large sash window that showcases breath-taking sea views. A wall-mounted gas radiator ensures warmth, while the room is carpeted throughout for added comfort

Kitchen

10'5" x 5'4" (3.18 x 1.64)

This stylish fitted kitchen boasts matching wall and floor units, offering a sleek and cohesive design. It

features an integrated electric fan oven with a four-ring gas hob and an electric extractor fan above for efficient cooking. A stainless steel sink adds practicality, while a wall-mounted gas radiator ensures warmth. The space is completed with wood laminate flooring throughout, enhancing both style and functionality

Bedroom One

11'11" x 9'11" (3.64 x 3.04)

This well-proportioned double bedroom offers ample space for free-standing furniture and features a built-in wardrobe for added storage. A large sash window frames incredible views of

Illfracombe Harbour and the Bristol Channel, filling the room with natural light. A wall-mounted gas radiator provides warmth, while the carpeted flooring ensures comfort throughout.

Bedroom Two

9'1" x 7'7" (2.79 x 2.32)

This cosy second bedroom offers space for free-standing furniture and features a large sash window that provides stunning sea views. A wall-mounted gas radiator ensures warmth, while the carpeted flooring adds comfort throughout.

Bathroom

7'6" x 4'10" (2.30 x 1.48)

A modern fitted three-piece suite that features a sleek shower, sink basin, and toilet, offering both style and functionality. A wall-mounted heated towel rail provides added comfort, while an extractor fan ensures ventilation. The space is completed with elegant tile flooring, enhancing its contemporary appeal.

Agent Notes

This property has 979 years left remaining on a 999 year lease which started in 2005.

£80 a month service charge.

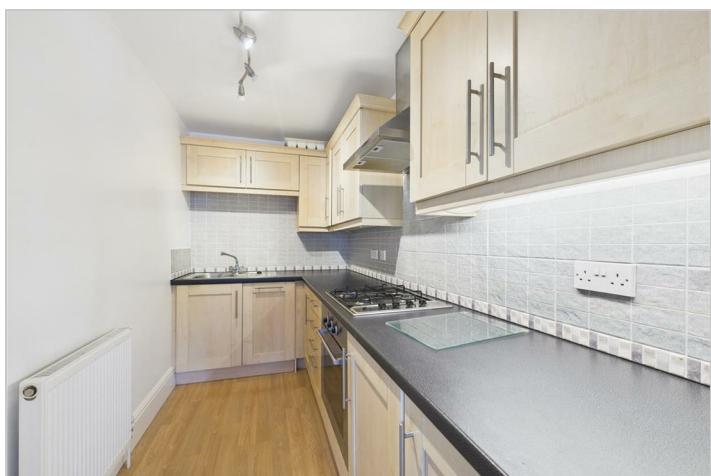
One allocated off-road parking space.

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

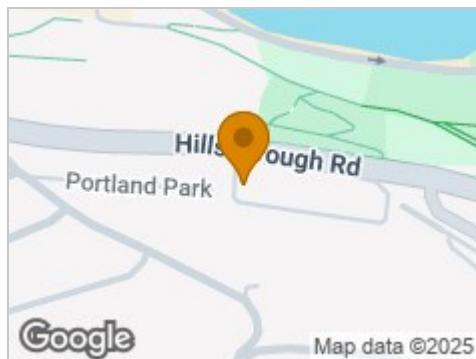
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, 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.



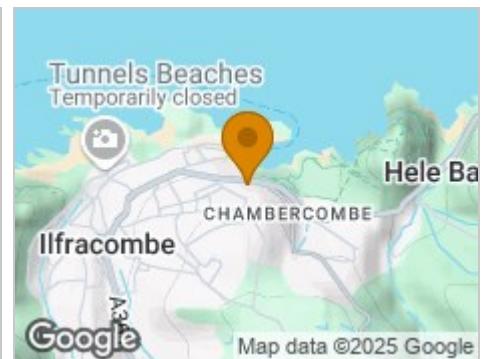
Road Map



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

Energy Efficiency Rating

