



turners



Brookfield Villas Brookfield Place

Ilfracombe, EX34 9FW

Price Guide £145,000



Newly converted one-bed terraced house with no onward chain and insurance-backed warranty. Open plan living, modern kitchen, double bedroom, bathroom, and under-stairs storage/office space.



Property Description

This newly converted one-bedroom terraced house is offered for sale with no onward chain and benefits from an insurance-backed warranty.

The property comprises an entrance hall leading to a newly fitted kitchen with space for a cooker and extractor hood over, along with space and plumbing for white goods. A storage cupboard houses the combi gas boiler, and spot lighting is fitted. The modern open plan living area offers ample natural light, with a window to the side elevation. There is also a large under-stairs storage area with scope to be used as a small office or workspace.

To the first floor, the landing benefits from roof lights. The double bedroom is light and spacious and includes two roof lights. The bathroom is fitted with a three-piece suite comprising a P-shaped bath with direct-feed shower over and wall tiling WC, and hand basin. Additional features include a touch-lit mirror, towel radiator, and wood laminate flooring.

The property would suit first-time buyers or investors looking for a modern, low-maintenance home.

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 - drizzly.fears.importing

Agent Notes

The property comes with an insurance backed 10 year warranty.
No outside space comes with the property.

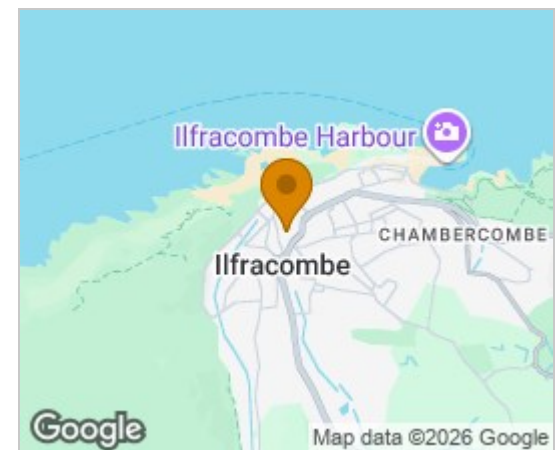
Floor Plans



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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Area Map



Energy Efficiency Graph

