



# turners



## St. Brannocks Park Road

Ilfracombe, EX34 8HG

Asking Price £325,000





# Brent House St. Brannocks Park Road

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**Asking Price £325,000**



## The Property

Discover this beautifully presented mid-terrace family home that perfectly blends period charm with contemporary living. Boasting high ceilings and original features, including feature fireplaces, this spacious property offers four generous double bedrooms, ideal for family life.

The heart of the home is the large open-plan modern kitchen diner, designed for both everyday living and entertaining, complemented by a bright and welcoming living room and an additional reception room for flexible use. A stylish four-piece family bathroom and a convenient downstairs three-piece shower room add practicality and comfort.

Outside, enjoy a low-maintenance rear garden with a private patio area perfect for al fresco dining, and an elevated terrace ideal for soaking up the sun while taking in picturesque views of the Torrs and distant sea views.

This elegant home combines timeless character with modern style — a truly special residence ready to move into.

## 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.

## Agent Notes

- Property is currently being used as a holiday let
- Currently has electric heating but it does have gas connection to the property

## Directions

From our office on the High Street head in a South Westerly direction. Turn left onto Marlborough Park before turning immediately right onto St Brannocks Park Road. Continue for 0.2 miles where the property can be found on your left hand side just up from the Tyrol hospital.





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.

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Energy Efficiency Graph

