



## Kingswood House

Torrs Park, Ilfracombe, EX34 8AY

**£115,000**



Light, well-proportioned one double bedroom first-floor flat with no onward chain, in a sought after area with communal garden and allocated off-street parking. Ideal for all types of buyers.





Property Description

Available with no onward chain is this light, well-proportioned one-bedroom first-floor flat offering comfortable and convenient living within a well maintained building.

Situated in the sought after Torrs Park area of Ilfracombe just a few minutes walk from the stunning South West Coast Path, this period conversion features high ceilings and original sash windows.

Accessed via a large, well maintained communal entrance hall a wide stair case leads to a separate private entrance. The spacious dual-aspect open-plan kitchen/living room provides an inviting living space. The galley-style kitchen is fitted with an electric hob and oven, and includes plumbing for a washing machine, along with further space for additional white goods. The living area enjoys plenty of natural light from the dual aspect windows, and offers ample space for a small dining table and chairs.

The double bedroom is bright and airy, benefiting from two large windows to the front elevation, while the bathroom is fitted with a white three-piece suite comprising a bath with shower over, W/C, hand basin and radiator.

Externally, the property boasts a sunny communal garden with mature shrub borders, bushes, and a paved patio area, perfect for relaxing or socialising in the warmer months.

To the rear, there is a large gravelled car park with allocated off-street parking space, and plenty of additional on-road parking is available for visitors.

An ideal property for first-time buyers or investors alike. Early viewing is highly recommended.

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 harbor 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

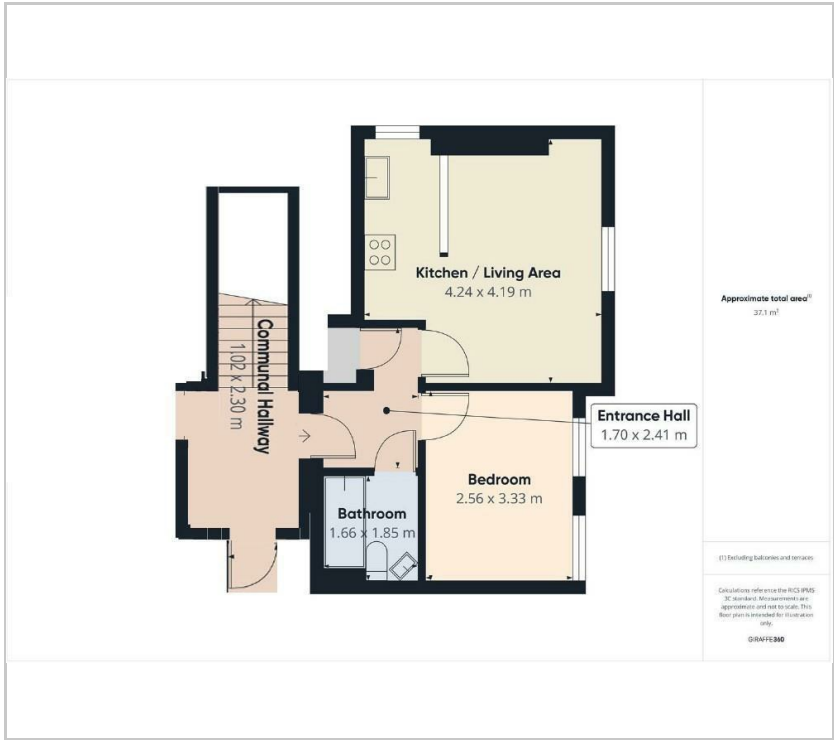
From our office head in a South Westerly direction along the high street. At the traffic lights turn right onto Northfield Road. Continue straight along this road, once past the traffic lights take the next left onto Torrs Park. Your destination can be found the the left hand side with number plate and for sale clearly displayed. An agent will meet you at the entrance.

What3words: ///making.zinc.cope

Agent Notes

The property's lease is dates from 2002 and has a remaining 175 years.  
Ground Rent and Service Charge Combined - approx. £95 per month

Floor Plan



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Map



Energy Efficiency Graph

