turners

Torrs Park

Ilfracombe, EX34 8AY

Fixed Asking Price £120,000

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Apartment 3, Parkroyd Apartments, Torrs Park

Ilfracombe, EX34 8AY

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A charming two bedroom apartment with private entrance located in the picturesque Torrs Park, Ilfracombe. This pre-1914 property boasts character and style, perfect for those seeking a blend of history and modern living. The recent renovation of the property ensures that it has been updated to the highest standard, offering a fresh and contemporary feel throughout. One of the highlights of this lower ground floor apartment is the low-maintenance rear garden, providing a private outdoor space to enjoy. Other benefits include off road parking, gas central heating and double-glazed windows.

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.

Hallway
40'1" x 8'9" & 10'9" x 4'0" (12.22 x 2.69 & 3.28 x 1.22)

A welcoming entrance hall with beautiful ornate tiled flooring giving access to all rooms.

Kitchen / Living Room
12'10" x 23'8" (3.92 x 7.22)

An elegant kitchen showcasing numerous base and overhead cabinets, white countertops, tiled splashback, and a modern black sink with a drainer and integrated hob and oven. The two windows allow an abundance of natural light to occupy the room that seamlessly merges with the adjoining living room.

The living room is carpeted throughout, neutrally decorated, and features French doors leading to the rear garden.

Bedroom One
11'8" x 11'11" (3.58 x 3.65)

A spacious bedroom with room for a king-sized bed. The room boasts a bay window, plush grey carpeting, and two walk-in wardrobes, along with ample space for additional bedroom furnishings.

Bedroom Two
14'3" x 6'9" (4.35 x 2.06)

A double bedroom featuring grey carpeting, three double glazed front-facing windows, and a built-in wardrobe.

Bathroom
6'0" x 10'7" (1.85 x 3.25)

A modern family bathroom, updated with contemporary features such as recessed downlights, a vanity sink and part-offset white floor-to-ceiling tiles encasing the bathtub and overhead shower with a mounted towel rack.

Courtyard

A secluded rear garden with minimal upkeep required, exclusively designated for the occupants of this apartment.

Agents Notes

The property comes with a 999 year lease, and currently has 964 years remaining.

The monthly service charge is £150 and the annual ground rent is £50.

The lease does not permit the use of the apartment as a holiday let, but can be used as a private holiday home.

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

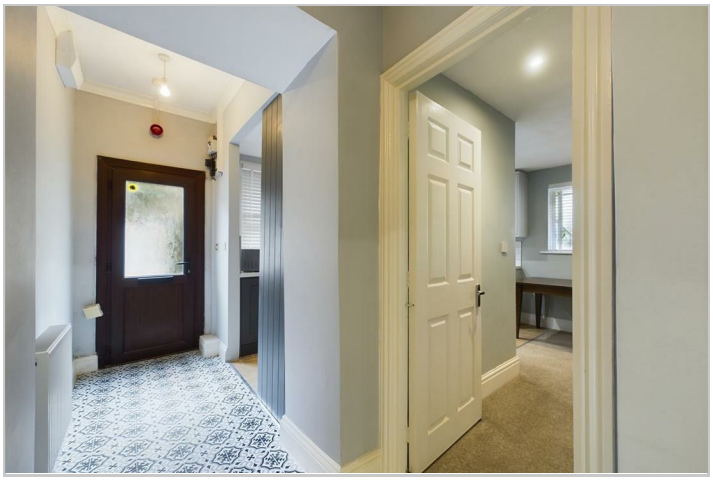
All services/appliances have not and will not be tested

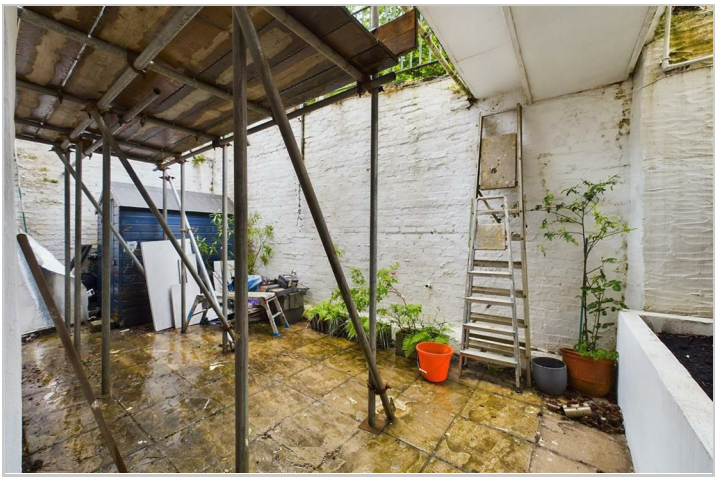
To comply with the property misdescriptions act, we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only.

We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details. Prospective purchasers should satisfy themselves before committing to purchase.

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.



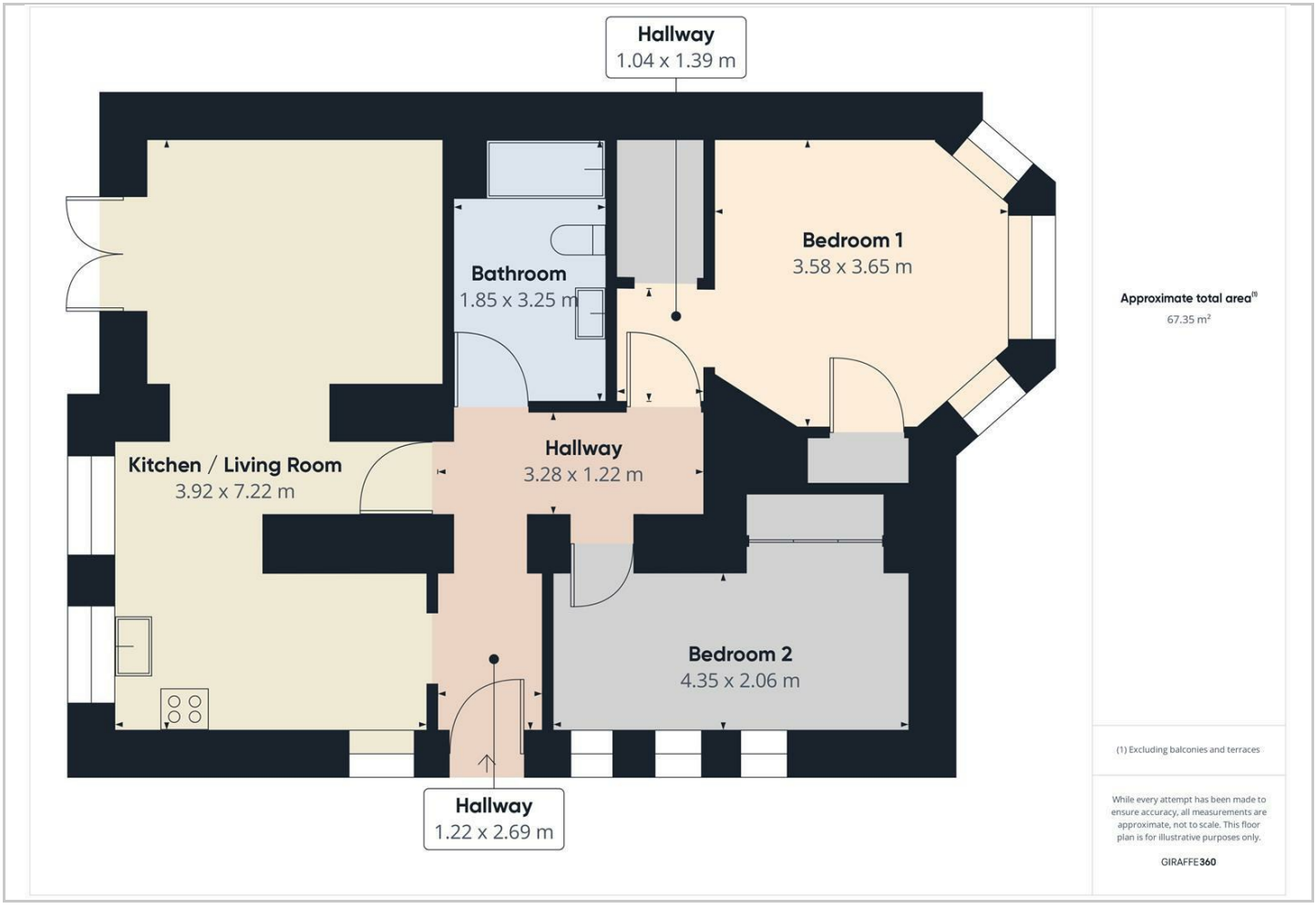


Road Map

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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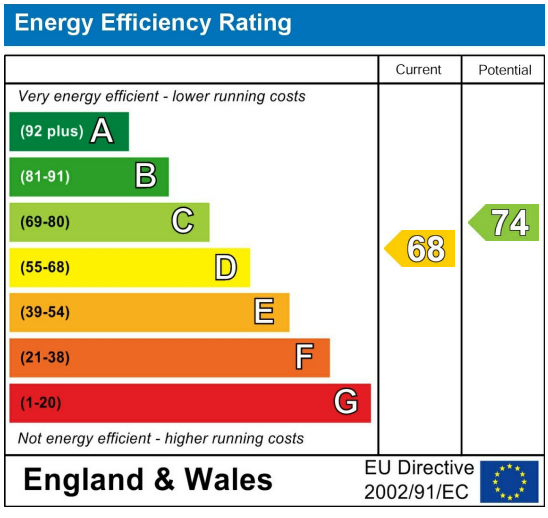
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