



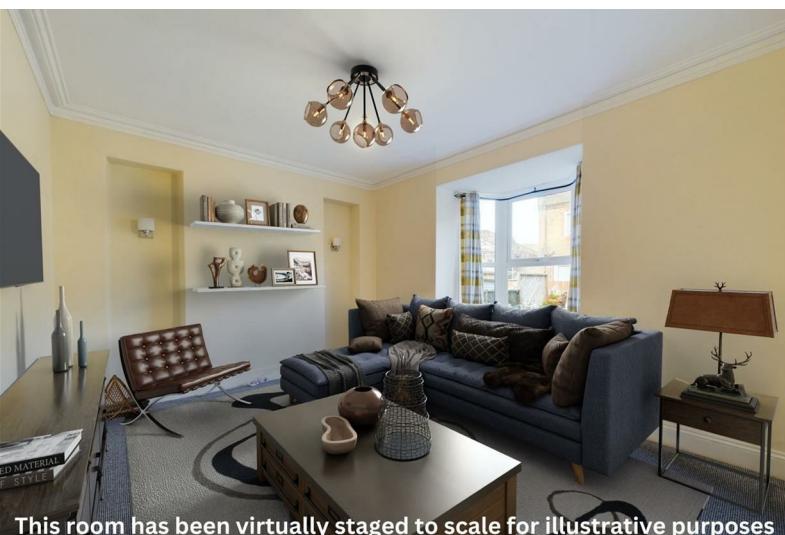
turners



Brookfield Place

Ilfracombe, EX34 8BX

Asking Price £230,000



This room has been virtually staged to scale for illustrative purposes

11 Brookfield Place

Ilfracombe, EX34 8BX

Asking Price £230,000



A spacious three bedroom mid terrace property situated on a quiet, sought after street that offers privacy while being centrally located and a short walk to the sea front as well as all local amenities. The property has a large front garden as well as a south facing private rear courtyard, the perfect sun trap.

Having been recently decorated and carpeted throughout, this property would make the perfect family home. It boasts gas central heating and double glazing, and has parking directly outside the home.

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.

Entrance Hall

4'4" x 3'2" (1.33 x 0.98)

A spacious entrance hall perfect for storing coats and shoes.

Hallway

10'9" x 5'9" (3.29 x 1.77)

A long hallway giving direct access to every room on the ground floor.

Lounge

11'5" x 13'11" (3.49 x 4.26)

A large front aspect lounge with near floor to ceiling squared bay window that draws in an abundance of natural light, giving this room a very welcoming feeling.

Dining Room

10'1" x 11'4" (3.08 x 3.46)

A spacious rear aspect room that sits between the lounge and kitchen. Ample potential to knock through and create open plan living, however it makes an ideal dining space for a growing family as it is.

Kitchen

11'5" x 7'6" (3.48 x 2.30)

A large rear aspect kitchen that is in need of modernisation but has an awful lot of potential and has direct access out to the rear yard via a secondary hallway.

Downstairs WC

3'7" x 3'0" (1.1 x 0.92)

A useful ground floor WC comprising of a toilet and sink.

Landing

A wide landing offering direct access to all three bedrooms and the bathroom.

Bedroom One

11'7" x 10'8" (3.55 x 3.26)

A large front aspect room with ample room for bed size of your choice and all other associated furnishings, the perfect primary bedroom.

Bedroom Two

10'1" x 11'4" (3.08 x 3.46)

A rear aspect double room, similar in size to bedroom one with a south facing window allowing daylight to flood in all day.

Bedroom Three

7'11" x 6'6" (2.43 x 1.99)

The smallest of the three bedrooms is this front facing single room, that would make a perfect home office or child's bedroom.

Bathroom

11'5" x 7'10" (3.48 x 2.39)

A generously sized bathroom with part tiled and part shower

boarded walls, consisting of a low level WC, pedestal wash basin and bath with shower above.

Outside

To the front of the property is a large front garden mostly laid to lawn and with mature palm tree and decorative stone wall surrounding.

To the rear of the property is a good size, south facing courtyard.

Parking is available directly outside the front of the property.

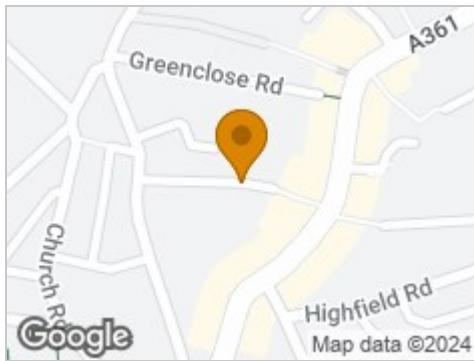
Agents Notes

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

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, they should not be used as accurate measurements. We have not tested any mains services, therefore prospective purchasers should satisfy themselves before committing to purchase.



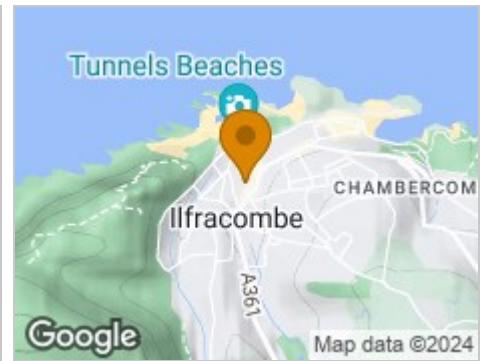
Road Map



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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Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		60
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	