



# turners



## Park Court

Ilfracombe, EX34 8QB

**£115,000**



# 12 Bicclescombe Court Park Court

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**£115,000**



Located in a popular over 55's block sits this warm, cosy and easily maintainable, first floor, one bedroom apartment. The property is located a short, level walk from the picturesque Bicclescombe Park and close to Ilfracombe town centre, Combe Coastal Doctors Practise and all local amenities. Externally the apartment benefits from manicured communal gardens and off street parking. Internally the property is well proportioned and comprises of a spacious living room, modern fitted kitchen and bathroom, as well as a sizeable double bedroom with ample storage space. There is also a lift in the communal areas for ease of access.

## Communal Entrance

The property is serviced by an intercom system on the main door to the block. This is linked to all the flats for added security. The entrance hallway is clean and tidy and the ground floor allows access to the lift.

## Hallway

**5'6" x 3'3" (1.7 x 1.01)**

Upon entering the apartment you come into an 'L' shaped hallway offering direct access to all rooms within the apartment.

## Lounge

**13'2" x 10'9" (4.03 x 3.28)**

A front facing spacious room with feature fire place. The room is carpeted, neutrally decorated and has an abundance of natural sunlight coming in.

## Kitchen

**10'7" x 5'8" (3.25 x 1.73)**

The kitchen utilises the space available very well, allowing for all modern conveniences to be readily on hand. Featuring a mixture of base and eye level units integrated hob, oven and extractor fan, inset stainless steel sink and ample space for a large fridge/freezer unit. The kitchen also houses the gas combi boiler which services the heating and hot water for the property. Other benefits include hard wearing flooring and cottage style tiles.

## Bedroom

**9'10" x 10'9" (3.02 x 3.28)**

A generously sized double bedroom. The uPVC double glazed window to the side elevation allows for an abundance of natural light and

looks out over the surrounding area. The bedroom also features a free standing mirrored wardrobe.

### Bathroom

7'1" x 5'0" (2.16 x 1.53)

The bathroom comprises of an enclosed, corner shower unit with wall mounted shower, porcelain hand basin, WC and built in extractor fan. The walls are partially tiled with hard wearing flooring and inset lighting. Accessed via a sliding door from the main hallway.

### Outside

An expansive communal garden shared between the two blocks of apartments. Manicured lawns lead to a patio area with communal benches and a plethora of bedded shrubbery and flowers. The East Wilder Brook runs nearby and you can hear it whilst relaxing in the communal gardens. There is also an allocated bin storage area.

There is off street parking for the property in the designated car park at the front of the property. There is also an abundance of street parking available nearby for guest visiting.

### Agents Notes

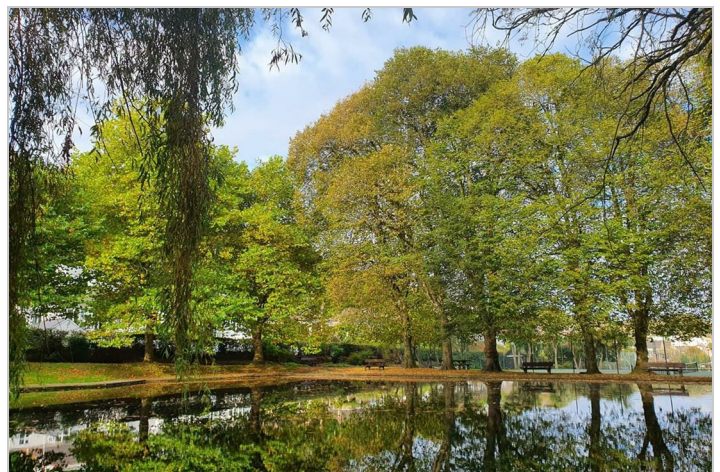
We have been informed by the vendor that electric, gas, water and sewerage are all mains connected. We have been informed that service

charge is £113.32 pcm to contribute to building insurance, fire alarm testing, gardening and lift servicing. There is a 125 year lease in place as of 2007.

To comply with the property misdescriptions act we must inform all prospective purchasers that the measurement 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.

### Directions

From our offices proceed in a westerly direction towards the War Memorial roundabout. Turn left on to St Brannocks Road and proceed along until you reach Bicclescombe Park Road and turn immediately left on to Park Court. The off road parking is located at the front of the white rendered block.



## Road Map



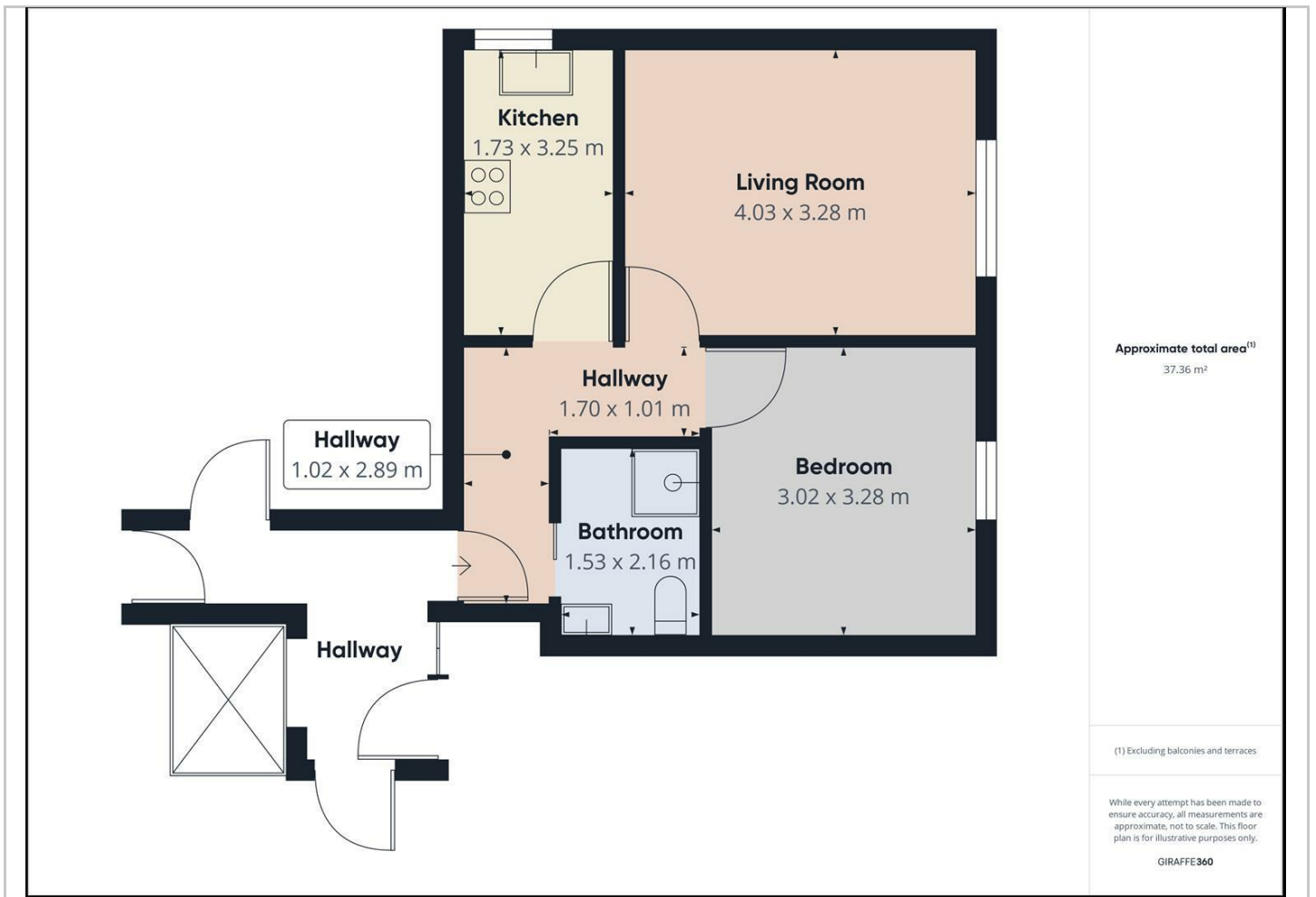
## Hybrid Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

