



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 3  
14 Brookfield Place  
Ilfracombe  
Devon  
EX34 8BX

**Asking Price: £100,000 Share of Freehold**



Changing Lifestyles

01271 866 699  
[ilfracombe@bopproperty.com](mailto:ilfracombe@bopproperty.com)

Flat 3, 14 Brookfield Place, Ilfracombe, Devon, EX34 8BX

Sophisticated Simplicity for the First-Time Buyer or Investor...



- Ideal for first-time buyers or Investors
  - views of Torrs Park
- Generously sized reception room
  - Efficiently designed kitchen
  - Abundance of natural light
- potential rental income: £550pcm
  - Council Tax Band: A
  - EPC: D



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## Changing Lifestyles

### Sophisticated Simplicity for the First-Time Buyer or Investor...

We are delighted to present this beautifully finished one-bedroom flat, perfectly situated on Brookfield Place in the heart of Ilfracombe, a sought-after location known for its charm, coastal character, and excellent connectivity. Offering an ideal blend of modern comfort and timeless appeal, this property is perfectly suited for first-time buyers or investors seeking a high-quality addition to their portfolio.

Step inside to discover a light-filled reception room, where large windows allow natural light to pour in, creating an inviting and airy atmosphere. A feature fireplace adds a cosy focal point, blending warmth and elegance throughout the seasons.

The generously proportioned double bedroom provides a peaceful retreat, complete with a contemporary en suite bathroom featuring a luxurious rain shower, perfect for unwinding after a long day.

A sleek, modern kitchen adorned with granite effect worktops offers a stylish yet functional space, ideal for everything from casual breakfasts to entertaining friends. Once again, natural light is a standout feature, enhancing the sense of openness throughout.

Positioned just moments from local amenities, scenic coastal walks, and reliable transport links, this property offers the perfect balance between convenience and tranquility. Ilfracombe's vibrant harbour, cultural offerings, and community feel make this an especially attractive spot.

Whether you are looking to take your first step onto the property ladder or secure a smart investment in one of North Devon's most desirable areas, this charming flat is not to be missed.

Arrange your viewing today and experience the lifestyle Brookfield Place has to offer.

Ilfracombe is an historic Victorian seaside resort and provides shopping facilities as well as other amenities such as Banks, Library, Post Office, Schools and Cinema etc. There are a number of attractions within walking distance including Damien Hirsts now famous Verity statue situated on the Harbour, the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award winning beaches close by, from secluded coves to the wide stretches of golden sand with crashing surf. For a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a blue flag and seaside award or Hele Bay, to the east of the town, also award winners, for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devons regional centre of Barnstaple is approximately 20 minutes driving time.

**Communal Area** - UPVC double glazed window to rear elevation, storage cupboard, radiator, door leading to;

**Entrance Hall** - Storage cupboard housing Valliant combi boiler, door leading to;

**Open Plan/Living Room/Dining Room** - 9'8" x 11'5" (2.95m x 3.48m)

UPVC double glazed bay window to front elevation, UPVC double glazed window to side elevation, window seat storage cupboard, original feature fire place, picture rails, radiator.

**Bedroom One** - 14'3" x 6'10" (4.34m x 2.08m)

UPVC double glazed box bay window to side elevation, wash hand basin with storage below and vanity mirror above, radiator, sliding door leading to;

**Ensuite Bathroom** - 6'11" x 2'6" (2.1m x 0.76m)

Shower cubicle, low level flush button W.C, heated towel rail, extractor fan.

**Kitchen** - 7'2" x 10'11" (2.18m x 3.33m)

UPVC double glazed window to front elevation, a range of wall and base units, space for fridge/freezer, granite effect countertops, stainless steel sink inset into countertops, tiled splash backing, Indesit oven and 4 ring induction hob, Cook and Lewis extractor fan above, plumbing for washing machine, vinyl flooring, radiator.

**Outside** To the front of the property is a gated pathway with the communal garden space leading to the main entrance door.

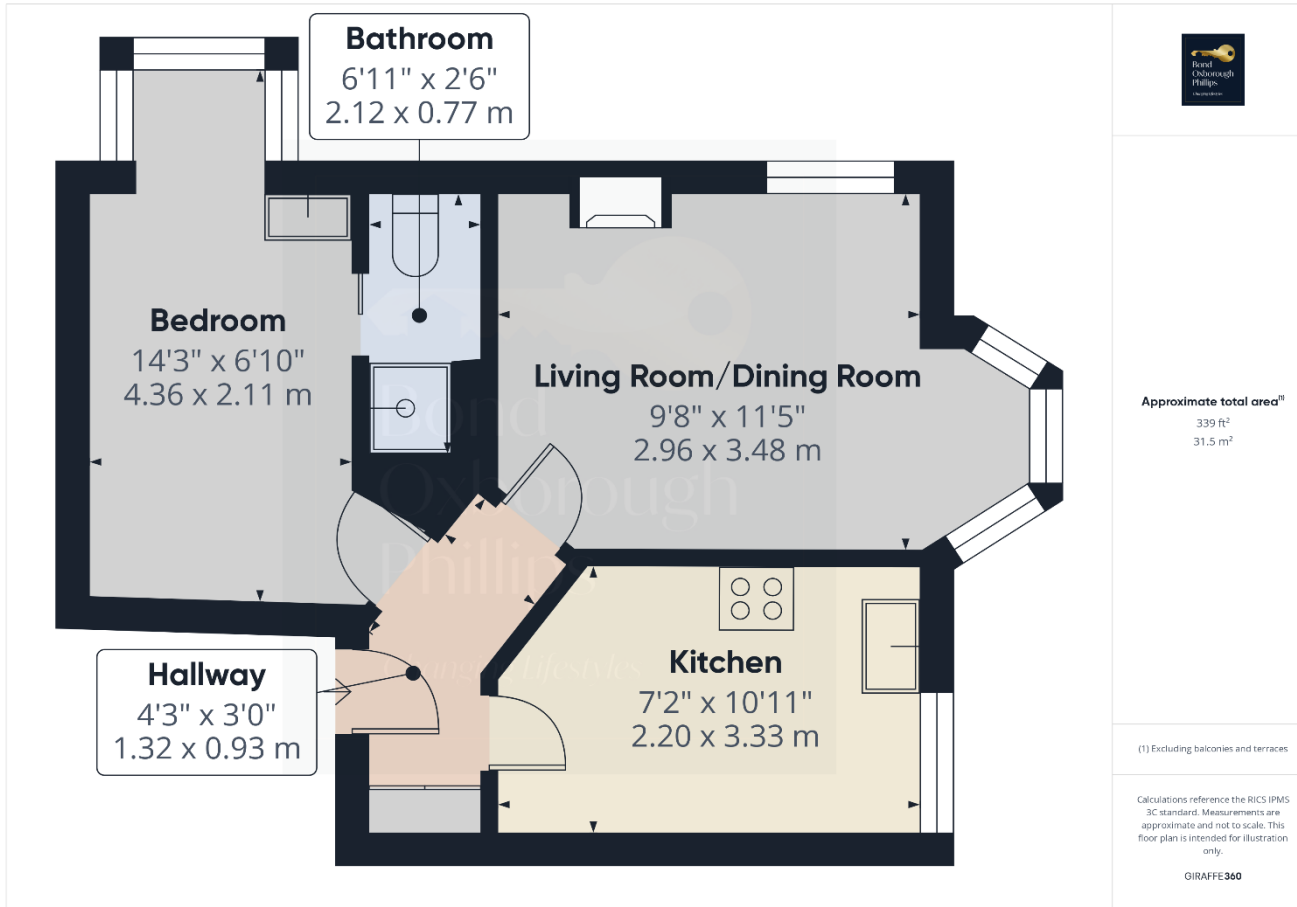
**AGENT NOTES** - This property is a traditional stone and brick construction, located in an area with a high flood risk. It has direct connections to mains gas, electricity, sewage and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 17 Mbps, Superfast at 80 Mbps. Mobile service coverage is good. Currently, there are no planning permissions in place for this property or any nearby properties. The property has shared access of the communal garden at the front of the property and communal entrance. It is a share of freehold property (1/3 share) with a new lease term of 999 years from 25/06/1990. The management fees and service charge are £50 per month.

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## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	69 C
39-54	E		
21-38	F		
1-20	G		

### Directions

From our offices on Ilfracombe high street, head west along the high street. Take a right hand turn onto Wilder Road, where the property can be found on your right after approximately 150m.

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