



**Torrs Park  
Ilfracombe  
Devon  
EX34 8AY**

**Offers In Excess Of £213,000**

**bettermove**

# Torrs Park Ilfracombe

Bettermove are proud to present this 2 bedroom ground floor apartment in Ilfracombe.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is A.

This is a leasehold property with 990 years on the lease from 1998; the ground rent is £50pa and the service charge is £125pcm.

The interior of this beautifully presented property comprises a spacious living room, dining area, fitted kitchen, 2 bedrooms and the family bathroom. The exterior boasts a rear patioed garden, perfect for enjoying the summer months.

Located in the popular town of Ilfracombe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A361 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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