



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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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Splendid 2 Bedroom Terraced House

7 St. Peters Terrace, Ilfracombe, Devon, EX34 9JX

Guide Price

£189,950

- Attractive 2 Bedroom House
- Newly Fitted Kitchen & Bathroom
- UPVc D/G, Gas Central Heating
- No Onward Chain
- View Of The Bristol Channel
- Carpets Newly Laid
- Good Size Living Room
- Front & Rear Courtyards
- EPC: D

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Overview

This is a very good opportunity to acquire a spacious 2 bedroom house, being a mid terrace of three properties. It sits in a nice, tucked away position in a cul de sac, so there is no passing traffic. The house benefits UPVc double glazing and mains gas central heating. Furthermore, the house can be occupied quickly, as there is no onward chain and the carpets and floor coverings are newly laid.

The house offers light and spacious rooms with newly fitted kitchen and bathroom. You enter through a small porch which opens into the hall with the stairs to the first floor. The large, double aspect living room has a feature arch, bay window and a store cupboard. From here there is access to the newly fitted kitchen which has an oven, hob and door out to the rear courtyard garden. There are lovely views towards the Bristol Channel from the living room, kitchen and the courtyard garden.

To the first floor there is an attractive split level landing, 2 double bedrooms and a bathroom. This too, has just been re fitted with a white 3 piece suite. To the front of the house is a courtyard garden, ideal to transform with pot of colourful flowers and shrubs. There is also a courtyard to the rear with clothes drying area and a good view to Capstone Hill and the sea beyond.

In all, this will make for a comfortable home in a nice tucked away position yet still easy to the town and all it's amenities. We recommend a viewing in order to appreciate the accommodation and to do so at the earliest opportunity to avoid disappointment.

Services

All Mains Connected

Council Tax Band

B

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with
Phillips, Smith & Dunn Branton
branch on
01271 814114



Room list:

Entrance Porch

Entrance Hall

Living Room
6.46 x 3.23 (21'2" x 10'7")

New Kitchen
2.26 x 3.13 (7'4" x 10'3")

Split Level Landing

Bedroom 1
4.12 x 2.99 (13'6" x 9'9")

Bedroom 2
3.25 x 2.47 (10'7" x 8'1")

New Bathroom
2.17 x 1.99 (7'1" x 6'6")

Front & Rear Courtyards

Views to The Bristol Channel