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## An Ideal 3 Bedroom Family Home

17 Lamb Park, Ilfracombe, EX34 8DH

Guide Price

**£245,000**

- A Lovely 3 Bedroom Family Home
- 2 Reception Rooms & Kitchen
- 3 Piece Suite Bathroom
- Front & Rear Gardens
- Two Double Bedrooms
- Short Drive To The Beach
- No Onward Chain
- Convenient Location
- EPC: D

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Located in a popular and convenient part of Ilfracombe, close to the scenic Cairn Nature Reserve and local amenities, this attractive three-bedroom family home offers generous living space, a sunny west-facing garden, and the added benefit of no onward chain.

The home enjoys excellent curb appeal with its distinctive yellow brick façade, bay window, and low-maintenance stone-chipped front garden. On entering, a useful porch provides space for coats and shoes, leading into a wide and welcoming entrance hall.

The ground floor boasts a spacious open-plan living and dining area filled with natural light, thanks to its dual aspect and large bay window. The kitchen offers ample cupboard and worktop space, along with access to the private rear garden, perfect for outdoor dining and soaking up the afternoon sun.

Upstairs, you'll find three well-proportioned bedrooms. Bedrooms one and two are generous doubles, while the third is ideal as a child's room, nursery, or a home office. The modern family bathroom is neatly tiled and features a clean, white three-piece suite.

With its light-filled interiors, practical layout, and sought-after location, 17 Lamb Park is ready to welcome its next owners. Early viewing is highly recommended.

## Services

All Mains Connected

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold



Ilfracombe is a picturesque Victorian town nestling on the rugged north Devon coastline which overlooks The Bristol Channel and is surrounded by stunning natural beauty. The town attracts visitors with it's mix of coastal scenery, cultural attractions, and outdoor activities.The South West Coast Path offers many miles of superb walking along this stunning coastline. It caters very well for it's inhabitants with primary & secondary schools, a choice of super stores, shops, pubs and Michelin Star Restaurants. The award winning Landmark Theatre, with it's twin towers, also has a cafe.

One of the main features of Ilfracombe is its picturesque harbour, which is the main focal point of the town. The harbour is home to a fleet of fishing boats, yachts and sailboats, creating a vibrant and bustling atmosphere. Visitors can take leisurely strolls around the harbour whilst enjoying the views and atmosphere, or relax in one of the waterside cafes and restaurants.

Another notable landmark on the harbour, is the stunning sculpture called 'Verity', created by the renowned British artist Damien Hirst, She stands tall to the entrance of the harbor and has become an iconic symbol of the town.



## Room list:

### Porch

1.29 x 1.05 (4'2" x 3'5")

### Entrance Hall

5.42 x 1.71 max (17'9" x 5'7" max )

### Living Room

4.22 max into bay x 4.09 max  
(13'10" max into bay x 13'5" max )

### Dining Room

3.48 x 3..25 (11'5" x 9'10".82'0")

### Kitchen

2.81 x 2.62 (9'2" x 8'7" )

### Bedroom 1

4.19 max into bay x 3.45 (13'8" max  
into bay x 11'3")

### Bedroom 2

3.75 x 3.50 (12'3" x 11'5")

### Bedroom 3

2.53 x 1.96 (8'3" x 6'5")

### Bathroom

2.78 max x 2.09 max (9'1" max x  
6'10" max )

### Private Enclosed Garden

### No Onward Chain