



# turners



## Thorne Park

West Down, Ilfracombe, EX34 8NG

**Auction Guide £170,000**





# 8 Thorne Park

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A spacious three bedroom semi-detached property with large front and rear gardens hidden away among the North Devon hills in the small picturesque village of West Down. Situated between Braunton and Ilfracombe, West Down has a strong community, with the village boasting a village shop, pub, church and an excellent primary school which continues to produce outstanding reports from Ofsted. The property itself has a driveway for three vehicles and multiple storage sheds and outhouses to the rear.

While the property is in need of some modernisation, it has all the potential to be a fantastic family home.

Anyone looking to get a mortgage on the property must carry out their own due diligence as the property is of none standard construction.

Rental figures would be £1,200 per month.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

## Hallway

6'9" x 13'4" (2.08 x 4.08)

A bright hallway with lots of natural sunlight and ample space perfect for storing shoes and coats.

## Living Room

10'11" x 25'9" (3.33 x 7.85)

Dual aspect windows offering plenty of natural sunlight. With modernisation this room would make the perfect living room/dining area for a growing family.

## Kitchen

6'11" x 11'11" (2.11 x 3.64)

This galley style kitchen boasts numerous base units with space for all necessary white goods and a large rear aspect window with views of the garden.

## Utility Room

9'4" x 7'0" (2.85 x 2.14)

Currently utilised as additional storage and housing a large American style fridge/freezer.

## Laundry Room

8'0" x 6'10" (2.44 x 2.10)

Located in a self contained out house to the rear of the property, this sizeable laundry room has plumbing and ample space for a washing machine and dryer.

## Landing

6'10" x 8'8" (2.10 x 2.65)

A spacious landing offering immediate access all three bedrooms and the bathroom.

### Bedroom One

10'11" x 12'2" (3.33 x 3.72)

A front aspect primary bedroom with ample space for a king size bed and all associated bedroom furnishings.

### Bedroom Two

10'10" x 11'10" (3.31 x 3.63)

A large front aspect double room that also houses the airing cupboard.

### Bedroom Three

6'10" x 10'4" (2.10 x 3.15)

This single room would make a perfect home office or children's room, it is rear facing with countryside views.

### Bathroom

6'9" x 5'11" (2.06 x 1.81)

A walk in, fully tiled wet room, currently consisting of a shower, WC and hand wash basin.

### Outside

To the front of the property are two driveways providing off road parking for three vehicles. There is also a generous south facing front garden laid to lawn with multiple trees and mature shrubbery.

To the rear of the property is a large enclosed garden part patio and part laid to lawn with ample room for a variety of outouses, sheds and green houses.

### Agents Notes

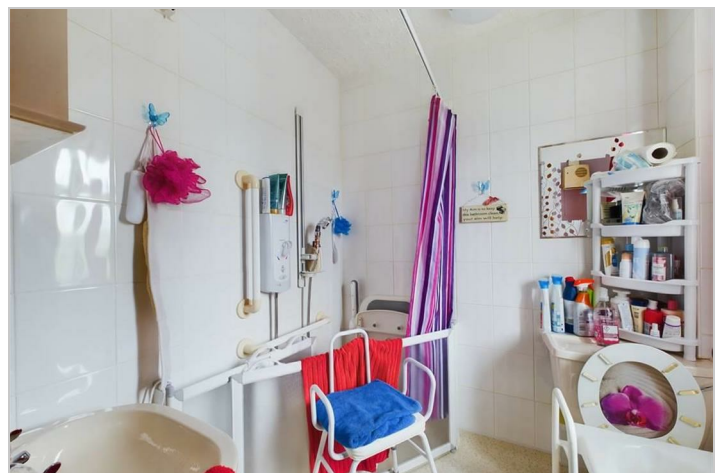
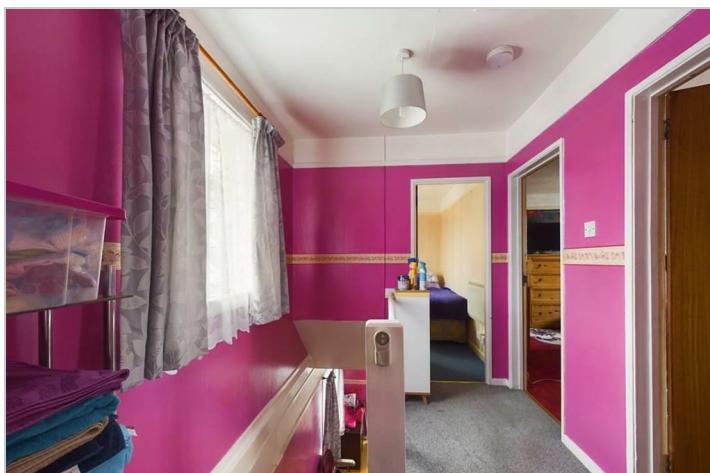
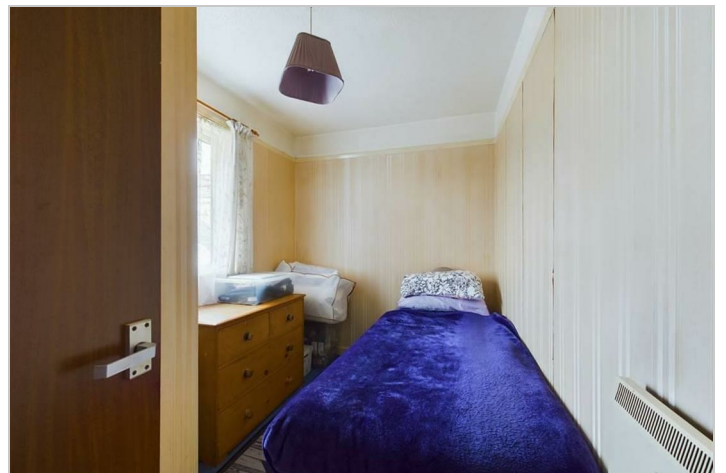
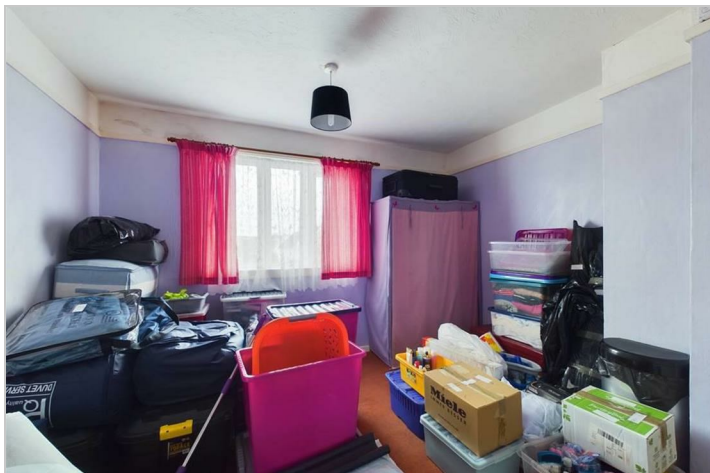
We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

The property is of non-traditional construction (Precast reinforced concrete) and ideally suited for cash buyers.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

### Directions

From our office in Braunton head East on Caen Street towards Caen Field. At the traffic lights turn left onto Chaloners Road. Continue along the A361 for 3.9 miles. Turn right onto Stang Lane, continue along this road for 0.4 miles before turning turning left onto W Down Hill. Turn left onto Thorne Park and number 8 can be found a short distance down on the left hand side.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 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

