



Gilbert Grove, Ilfracombe, EX34

Offers Over £280,000



Gilbert Grove, Ilfracombe, EX34

*****NO ONWARD CHAIN*****

****ALL FURNITURE NEGOTIABLE****

EXTERIOR ROAD BEING RE-LAID

Ross Property Presents, this Gorgeous 5-Bedroom Period Home Near Ilfracombe Harbour – A Prime Investment Opportunity! This beautifully presented home offers the perfect blend of period charm and modern updates, just moments from Ilfracombe Harbour and a short drive to Barnstaple, the heart of North Devon. Featuring spacious living areas, fresh décor, brand-new carpets, and a well-equipped kitchen, this property is ready to move into. With on-street parking, a private courtyard, and potential to extend, it's an ideal family home, holiday retreat, or high-yield rental investment. Don't miss out – book a viewing today!





Porch

1.14m x 1.12m (3'9" x 3'8")

Wooden panelling, original Victorian flooring, and a glazed wooden door leading to:

Entrance Hall

Dado rail, Victorian tiled flooring, radiator, and door leading to:

Lounge

4.32m x 4.06m (14'2" x 13'4")

Wooden sash single-glazed window to the front elevation, radiator and feature white painted fireplace.



Dining Room

3.43m x 2.97m (11'3" x 9'9")

Wooden single glazed sash window to rear elevation, radiator.

Kitchen

3.43m x 3.05m (11'3" x 10'0")

Wooden-glazed window to the side, newly fitted kitchen featuring a range of wall and base units with surround work surface, radiator, plumbing, and space for a washing and dishwasher. steel sink and drainer inset into work surface, tiled splashback, a four-ring induction hob with an electric oven.

WC

0.81m x 0.99m (2'8" x 3'3")

Wooden sash window on the rear elevation, low-level WC.



Bathroom One

2.69m x 2.01m (8'10" x 6'7")

Single-glazed wooden opaque sash window to the rear elevation, panel bath with tiled splashback, pedestal wash hand basin with tiled splashback.

Bedroom One

3.35m x 4.04m (11'0" x 13'3")

Single-glazed wooden sash bay window to the front elevation, radiator, picture rail, coving, and a feature fireplace surround.

Bedroom Two

3.33m x 3.25m (10'11" x 10'8")

Single-glazed wooden sash window on the rear elevation, radiator, and a feature fireplace.



Bathroom Two

2.11m x 3.23m (6'11" x 10'7")

Single-glazed wooden sash window to the front elevation, shower cubicle, pedestal wash hand basin with tiled splashback, and heated towel rail.

Bedroom Three

3.38m x 3.33m (11'1" x 10'11")

Single glazed wooden sash window to the rear elevation, accompanied by a picture rail and a radiator.

Bedroom Four

3.35m x 3.15m (11'0" x 10'4")

Wooden single-glazed sash window to the front elevation, radiator, and picture rail.





Bedroom Five/ Study

3.33m x 2.11m (10'11" x 6'11")

Wooden single-glazed sash window to the front elevation, Baxi combination boiler providing domestic hot water and gas central heating to the property, wash hand basin with mirrored splashback, radiator, and picture rail.





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