



# turners



## 6 Springfield Road

Ilfracombe, North Devon EX34 9JW

**Guide Price £325,000**





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## Porch

3'9" x 4'0" (1.16 x 1.23)

Stepping inside you first encounter the porch with ample space for hanging coats and storing shoes. You will be instantly drawn to the original Minton Crest flooring that runs the length of the entrance hall. From this entrance you will have direct access to all ground floor areas and stairs leading to the upper floors.

## Living Room

14'7" x 14'0" (4.45 x 4.27)

A large family sized living room with an easterly facing bay window displaying sea views over the front elevation. The room features original cornicing, wall mounted radiators and carpeting throughout; and the high ceilings ensure that the room has a naturally light and spacious feeling.

## Dining Room

12'5" x 11'6" (3.80 x 3.51)

A sizeable room situated between the living room and kitchen on the right-hand side of the property, with a westerly facing window with views of the rear garden. The room has original features of an open fire, that has been modernised into a useful storage space with additional floor to ceiling built in cupboards. With fitted carpet throughout, the room is suitable for a large family dining table.

## Kitchen

12'0" x 6'2" (3.68 x 1.90)

Located at the rear of the property, the kitchen offers built in base and eye level units with ample work surfaces space and there is plumbing for all appropriate white goods. Featuring double aspect, UPVC double glazed windows, one being southerly facing ensuring the room is light all year round, with views of the rear garden.

## Downstairs W/C

5'6" x 3'10" (1.70 x 1.18)

Part tiled downstairs WC with a porcelain hand basin and rear facing frosted window.

## Master Bedroom

13'7" x 11'6" (4.15 x 3.51)

Located on the first floor situated at the front of the property, the master bedroom features original cornicing, a large bay UPVC window with sea views and carpet throughout. There is ample space for a king-sized bed associated furniture in the large light room.

## Bedroom 2

13'5" x 11'6" (4.10 x 3.51)

The second bedroom, also located on the first floor, features large UPVC windows with views of the rear garden and the Torrs. Comfortably fitting a double bed and associated bedroom furniture, the room also houses a porcelain wash basin and built-in storage cupboard.

## Bedroom 3

7'10" x 7'2" (2.41 x 2.19)

The third bedroom on the first floor has the potential to house a single bed or work as an office space. There is a front facing UPVC window, wall mounted radiator and carpeting throughout.

## First Floor W/C

5'6" x 3'10" (1.70 x 1.19)

Part tiled first floor WC with a porcelain hand basin and UPVC rear facing frosted glass window.

## Bedroom 4

12'7" x 11'7" (3.86 x 3.54)

A similar size and outlook to Bedroom 2, the fourth bedroom, currently being used as a home office, features large UPVC windows with elevated views of the rear garden

and the Torrs. This bedroom would comfortably fit a double bed and associated bedroom furniture, the room also houses a porcelain wash basin, vinyl flooring throughout and a wall mounted radiator.

### Bedroom 5

11'7" x 11'6" (3.54 x 3.51)

The UPVC sash style window ensures that the fifth bedroom is light and airy, situated at the front of the property on the second floor, the fifth bedroom window with sea views and carpet throughout. There is ample space for a double bed associated furniture in the large light room.

### Bedroom 6

8'4" x 7'2" (2.56 x 2.19)

A front aspect room with potential to house a single bed. There is a front facing UPVC window, wall mounted radiator and carpeting throughout.

### Main Bathroom

7'2" x 5'11" (2.19 x 1.82)

A well proportioned, fully tiled, family bathroom with panelled bathtub, wall mounted shower unit and porcelain hand basin.

### Gardens and Workshop

At the front of the property there is a small front garden

that is currently lawned and easily maintained. To the rear of the property there is a large grassed garden, with partitioned wall and mature shrubs separating you and the neighbouring properties. There is a sheltered lean to that can be used for covered outdoor seating and there is a brick built shed suitable for storage or use as a workshop.

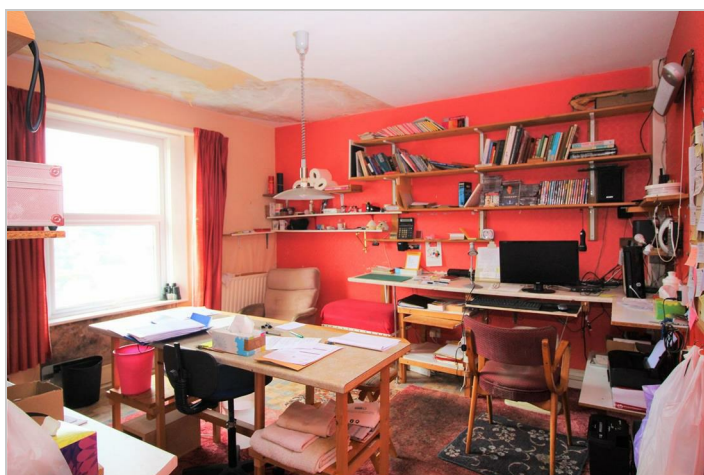
### Agent Notes

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

To comply with the property misdescriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only, they should not be used as accurate measurements. We have not tested any mains services; therefore prospective purchasers should satisfy themselves before committing to purchase.

### Directions

From our offices proceed in a westerly direction up the High Street approximately 300m, turning left onto Springfield Road. Proceed up Springfield Road and Number 6 will appear on your right-hand side.





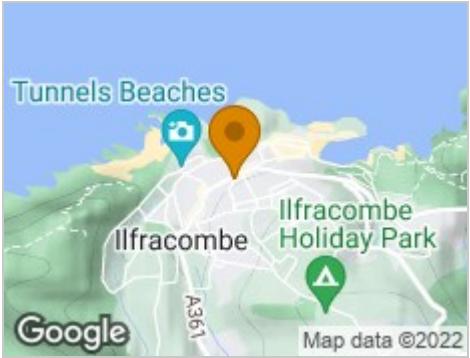
Road Map



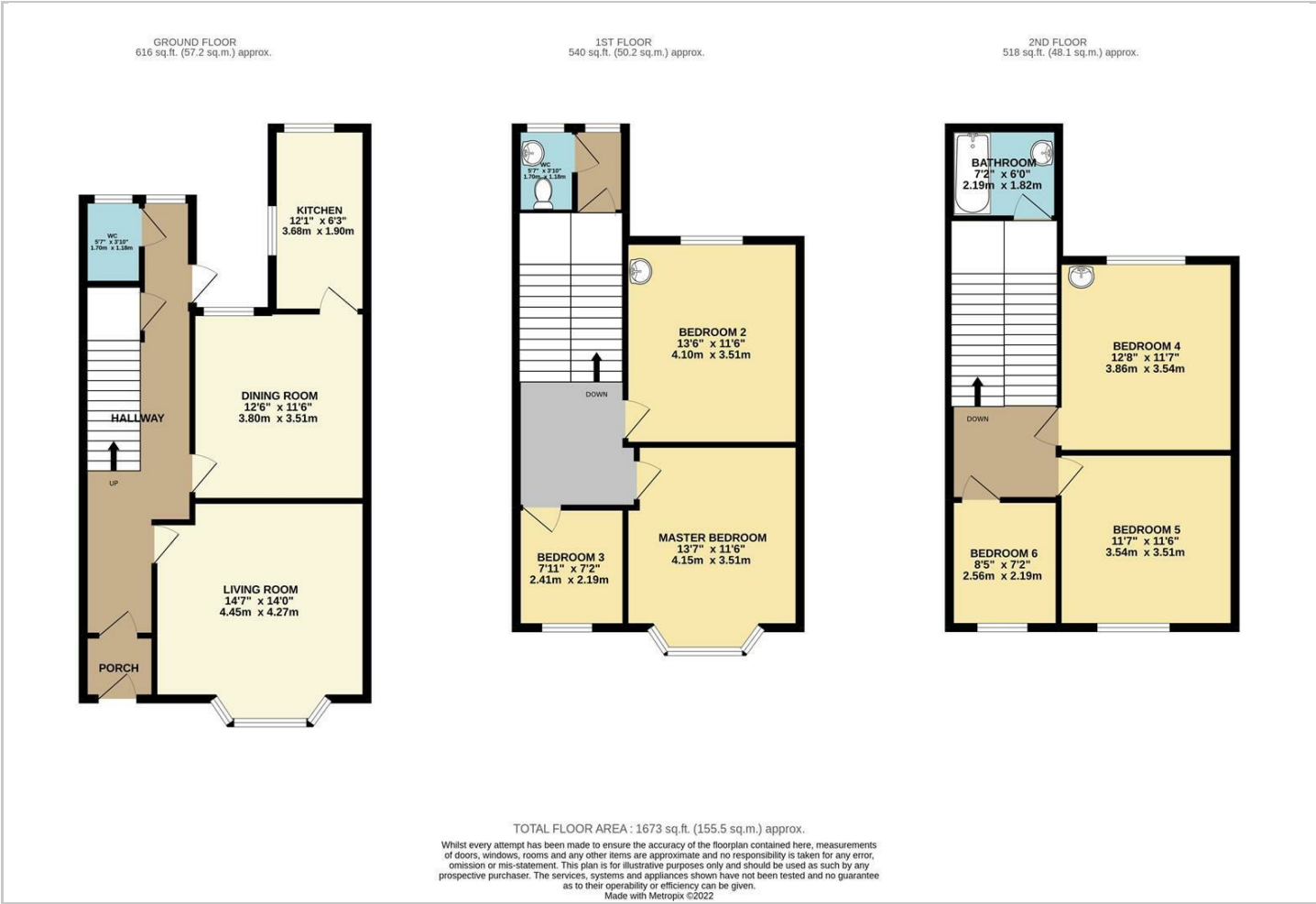
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.