



turners



Capstone Crescent

Ilfracombe, EX34 9BT

£250,000



Apt 3 Cheyne House, Capstone Crescent

Ilfracombe, EX34 9BT

£250,000



A rare opportunity to acquire and extremely sought after ground-floor, two-bedroom apartment on Capstone Crescent. In need of modernisation and redecoration throughout. The elevated position of this spacious duplex apartment offers outstanding uninterrupted views of the North Devon Coastline and comes with a large private sea edge garden, perfect for relaxing and entertaining guests with its breathtaking location.

This property would benefit from modernization but it is not essential.

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

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 Australia's Golden Coast and Malibu in California.

Living Room

13'1", 19'8" x 23'0" (4.06 x 7.03)

Bright and roomy living space. Two ample sash windows with panoramic ocean views.

Kitchen

10'0" x 12'5" (3.07 x 3.80)

With base and eye level units, inset stainless sink and drainer and space for all modern appliances. Connected to a generous conservatory and dining hall.

Bedroom 1

10'3" x 9'7" (3.14 x 2.94)

Pleasant bedroom with walk in wardrobe and fine views out to sea. The bedroom can comfortably accommodate a double bed and other bedroom accessories.

Bedroom 2

14'7" x 10'1" (4.45 x 3.08)

Large room with ample storage that has plenty of options for it's usage.

Lobby

6'6".157'5" x 6'9" (2..48 x 2.08)

Located at the bottom of the stairs. This snug space can be utilised for a variety of uses.

Hallway

Welcoming hallway leading to upstairs living room and downstairs area.

Bathroom

5'0" x 6'10" (1.53 x 2.10)

There is a good sized shower room fitted with a large walk in shower cubicle, porcelain basin, toilet.

Sun Room

5'5" x 21'1" (1.66 x 6.44)

Lengthy conservatory with single glazed windows allowing in an abundance of natural light and breathing taking views of Ilfracombe's rolling hills.

Garden

Benefiting from an elevated position this large garden boasts picturesque scenes of Devon's vast coastline.

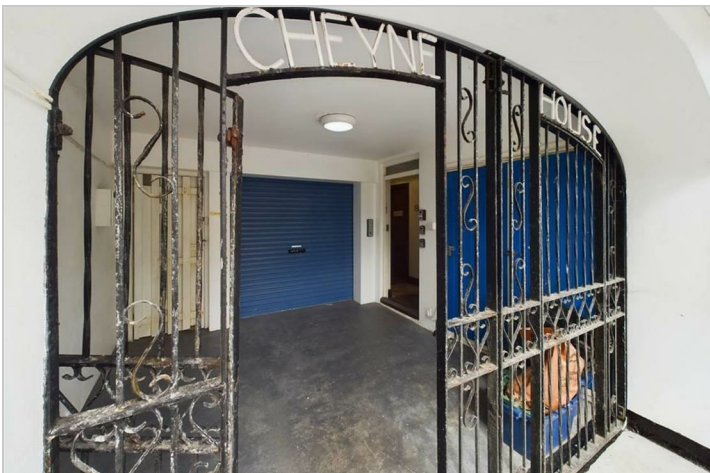
Agents Notes

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

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 on Ilfracombe High Street proceed in a westerly direction. As the road forks, take a left down Fore Street and follow the road around to the left becoming Sommers Crescent. At the bottom of the road take a right onto St James Place. Continue along St James Place until it meets Broad Street, take a left and then an immediate left again onto Capstone Crescent. Cheyne House can be found at the end of Capstone Crescent on the right handside.



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.

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.

135 High Street, Ilfracombe, Devon, EX34 9EZ

Tel: 01271 866421 Email:

sales@turnerspropertycentre.co.uk <https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

