



turners



Higher Slade Road

Ilfracombe, EX34 8LH

Asking Price £365,000



6D Higher Slade Road

Iffracombe, EX34 8LH

Asking Price £365,000



This spacious and beautifully presented semi-detached house is situated in a semi-rural location on the outskirts of Iffracombe town. With five bedrooms across three floors and an impressive EPC rating of B making this is the ideal home for the environmentally conscious family.

The property comes complete with a 4kW solar panel system, 5.2kW battery system and iboost which heats the hot water saving money on both your gas and electric bill. Giving a saving of over 1200 kW units per year.

The property has tiered rear gardens and an attractive side decking to enjoy the countryside setting on the periphery of the town. It is conveniently situated just over a mile from the High Street and town centre, with immediate access to the meandering footpaths that crisscross the Cairn Nature Reserve. Such close proximity to the countryside offers excellent opportunities for leisurely dog walks or tranquil afternoon strolls. A short drive away, you'll discover the rocky beauty of Lee Bay and the inviting golden sand beaches of Woolacombe, Saunton, and Croyde, making it an ideal location for embracing the coastal lifestyle.

Iffracombe 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.

Hallway

17'1" x 6'3" (5.22 x 1.93)

A light and airy space with neutral décor and a staircase leading to the first floor bedrooms.

Living Room/Diner

17'1" x 13'4" (5.23 x 4.07)

A front facing living area with views of Iffracombe's rolling hills, fire place and French doors leading to room adjacent. This lounge would make the ideal living space for a growing family.

Kitchen

10'9" x 11'8" (3.30 x 3.57)

A generously sized kitchen consisting of ample base and eye level units with space for appropriate white goods, an inset sink and drainer with tiled splashback.

WC

5'5" x 2'8" (1.67 x 0.83)

Located on the ground floor, this WC comprises of a toilet, basin and wall mounted towel rail.

Bedroom 1

13'10" x 15'8" (4.23 x 4.79)

This large primary bedroom is located on the third floor of the property, benefiting from it's own en-suite. Three dual aspect Velux windows offer an abundance of natural light and the room has plenty of space with for a king size bed and all associated furnishings.

En-suite

10'7" x 3'11" (3.24 x 1.20)

A well presented en- suite comprising of a walk in shower, toilet and basin.

Bedroom 2

11'5" x 12'0" (3.50 x 3.67)

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

Bedroom 3

11'6" x 11'11" (3.52 x 3.64)

Similar in size to bedroom two, this room rear aspect room has views out over the garden.

Bedroom 4

10'10" x 8'1" (3.32 x 2.47)

Located on the ground floor, this room is currently being used as a bedroom, however would make a perfect dining area with having access to the living room via double doors, creating a spacious living room/dinner.

Bedroom 5

12'7" x 7'11" (3.85 x 2.42)

The smallest of the five bedrooms, this space would be an ideal home office or storage room, alternatively there is space for a single bed.

Bathroom

8'1" x 7'10" (2.48 x 2.41)

A well fitted bathroom with floor to ceiling tiles, a large bath with jets, a separate walk in shower, low level WC, pedestal hand basin and a heated towel rail.

Outside

30'1" x 11'5" (9.17 x 3.48)

The external space has been cleverly tiered and decked to maximise the space and utilise the incredible views. The multiple sun trap terraces are perfect for entertaining and enjoying in the long summer evenings and the variety of seating areas and viewpoints really compliment the property. The top tier has been laid with artificial grass and currently houses a Lazy Spa.

Agents Notes

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

EPC rating B.

Data from the Department for Levelling Up, Housing and Communities show that only 11% of UK homes have an EPC rating of B resulting in a low environmental impact and lower energy bills. The property has a smart exporting license and export guarantee which gives a large annual on electricity costs. It also has a new combi glowworm 25c boiler installed in March 2023 with 7 years remaining on its warranty. this property would be ideal in this current energy-saving crisis.

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

Proceeding from our office in a Westerley direction along Ilfracombe High Street becoming Church Street. At the roundabout turn left, then immediately right on to Church Hill. Turn left on to Belmont Road which then turns into Slade Road. Continue along Slade Road and as the road turns into Higher Slade Road the house can be found 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.

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

