



turners



Fortescue Road, Ilfracombe, EX34 9AD

Asking Price £315,000





8 Fortescue Road

Ilfracombe, EX34 9AD

A substantial six bedroom end terrace house, within walking distance of Ilfracombe's picturesque harbour. Situated on a quiet 'no through' road in touching distance to the town centre, the property boasts modern amenities and convenient features, creating the perfect blend of comfort, style, and coastal living. This family home has an abundance of space and has been finished to a high standard and benefits from a driveway providing off road parking and a southwest facing courtyard, a sun trap during the long summer days.

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.



Porch - 4'2" x 2'11" (1.27m x 0.89m):

A useful space for storing coats and shoes upon entering the property.

Living room - 11'4" x 11'4" (3.45m x 3.45m):

A generously sized living room designed around a centralised electric fire place. The room is carpeted and the large double glazed front aspect windows allow natural light to fill the space.

Kitchen - 10'6" x 16'4" (3.20m x 4.98m):

This modern kitchen maximizes efficiency and convenience with sleek base and eye-level units offering ample storage. With integrated appliances, including a microwave, oven, hob and extraction unit, optimising the space, while maintaining a cohesive look throughout the room. The space comfortably allows for a breakfast table and chairs and additional furnishings such as a dresser.

Utility room - 10'6" x 6'4" (3.20m x 1.93m):

A useful space for a modern family, perfect for all laundry appliances while also providing additional storage.





Ground floor WC - 4'7" x 2'6" (1.40m x 0.76m):

A sought after ground floor WC with toilet and basin.

Bedroom one - 10'7" x 16'4" (3.23m x 4.98m):

A side aspect room located on the second floor of the house; this room would easily accommodate a super king sized bed and all other associated bedroom furnishings. It also shares direct access on to a large walk in wardrobe space that could also be converted into an en-suite.

Bedroom two - 11'4" x 15'3" (3.45m x 4.65m):

A large front facing double bedroom on the second floor with built in wardrobes and shared access onto the same walk in wardrobe space as bedroom one.

Bedroom three - 11'4" x 14'10" (3.45m x 4.52m):

Located on first floor of the property, this large front aspect double room would make a perfect primary bedroom, with ample space and expansive windows offering an abundance of natural light.

Wardrobe/Dressing Room - 10'6" x 7'8" (3.20m x 2.34m):

A light, bright room that would make a perfect dressing room with the potential of converting into an En-Suite to the adjoining bedroom.

Bedroom four - 7'11" x 15'2" (2.41m x 4.62m):

Located on the top floor of the house; this room is a bright double bedroom with dormer window.

Bedroom five - 12'7" x 6'0" (3.84m x 1.83m):

A single bedroom with built in wardrobe located on the third floor of the property.

Office/Bedroom - 10'7" x 8'5" (3.23m x 2.57m):

Currently utilised as a home office but could easily be transformed into a sixth bedroom, comfortably accommodating a double bed and all associated bedroom furnishings.

Bathroom One - 7'3" x 6'1" (2.21m x 1.85m):

A good size family bathroom with new panel boarded walls and comprising of; an enclosed bat, separate walk in shower, toilet and wash basin and wall mounted radiator.





Bathroom Two - 3'8" x 9'4" (1.12m x 2.84m):

Found on the top floor this bathroom consists of a walk-in shower, toilet and basin with a mounted towel rack.

First Floor WC - 2'4" x 5'4" (0.71m x 1.63m):

An additional WC with toilet and basin.

Outside:

To the front of the property is a tidy low maintenance courtyard. A high boundary wall provides privacy without affecting the charm of the space. With it being southwest facing, it is the perfect space for outdoor dining in the long summer evenings.

Adjacent to the courtyard is a driveway providing off road parking for at least one vehicle.

Agents Notes:

We have been informed by the vendor that gas, electric, water and drainage 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. 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:

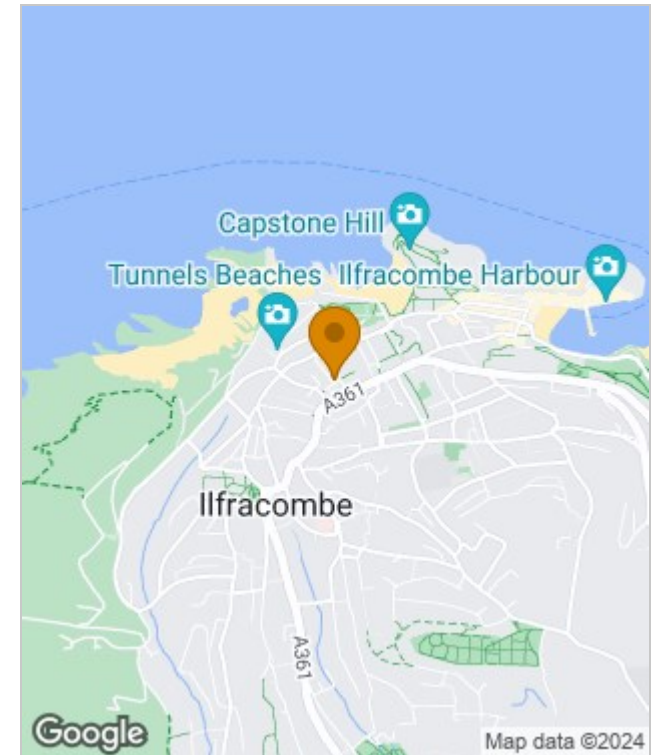
From our office on the high street, head in a Westerly direction along the High Street. At the lights, turn right onto Northfield Road. At the end of the at the lights turn right onto Wilder Road. Continue along Wilder Road before turning right onto Fortescue Road. The property can be found at the end of the road on the left hand side.



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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