



turners



23b Spurway Gardens, Ilfracombe, EX34 0PL

£650,000



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£650,000

23b Spurway Gardens

Ilfracombe, EX34 0PL

- Luxury four bedroom contemporary home
- Flooded with natural light & high ceilings
- Approximately just 1.3 miles from the beach
- 10 year build warranty (approximately 8 years remaining)
- Additional driveway for three vehicles
- Elevated position with glorious views
- Double garage with remote door
- Prestigious development
- Vaulted ceiling with bi-fold doors onto roof garden
- No onward chain



Double Garage	19 x 18 (5.79m x 5.49m)
Downstairs Hallway	22'11" x 6'5" (7.01m x 1.97m)
Open Plan Lounge/Diner/Kitchen	23 x 23 (7.01m x 7.01m)
Roof Garden	27'0" x 1'8" (8.23m x 0.53m)
Inner Hallway	22'11" x 3'7" (7.01m x 1.1m)
Bedroom One	13'8" x 9'7" (4.17m x 2.93m)
En-suite	9'2" x 5'2" (2.8m x 1.6m)
Bedroom Two	13'5" x 9'7" (4.1m x 2.94m)
Bedroom Three	10'2" x 9'7" (3.1m x 2.94m)
Bedroom Four	9'6" x 7'6" (2.92m x 2.3m)
Bathroom	9'6" x 5'4" (2.92m x 1.63m)
Utility Room	9'6" x 5'3" (2.90m x 1.62m)



Simply stunning contemporary design detached home on this prestigious development. Situated in an elevated position with the most wonderful panoramic views. Offered for sale with no onward chain.

23B Spurway Gardens is a beautiful contemporary home which really does have the wow factor from the moment you arrive. The property is just a couple of years old, still having a brand-new feel about it and benefits from the remainder of a 10 year warranty.

To the front of the property is a driveway giving parking for 3 vehicles and beyond is a double width garage with remote control door giving parking for 2 further vehicles. Adjacent to the garage door is the front door leading into the hallway where there is access back into the garage along with an abundance of storage space. Stairs then lead up into the hub of this home with the impressive open plan living area with vaulted ceiling. This area has a great feeling of space and is flooded with natural light. There are bifolding doors then

opening up onto a 27'0 ft x 18'0 ft roof garden which really brings the outside in and from here are impressive views over the surrounding countryside, with some sea glimpses and also looking out towards Exmoor National Park both within 1.3 miles of the property itself.

Moving back through the property there is a central hallway with all remain rooms leading off including 4 bedrooms with the principle being en-suite. There is the family bathroom and the accommodation is completed with the utility room giving access out to the rear garden along with bedrooms one and two.

Out to the rear of the property is a garden area with gated access to a raised garden area. This is of a good size and offers further scope to be landscaped and possibly keep a garden shed. The views are equally as impressive from this garden area.

The property comes with the added benefit of being sold with no onward chain. The furniture may also be available to purchase by separate negotiation.





Combe Martin is a charming coastal village nestled within the picturesque landscape of North Devon. Famous for its stunning views of the Bristol Channel and its rugged coastline. With its quaint streets, traditional pubs, and local shops, the village exudes a peaceful atmosphere perfect for relaxation.

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 the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

Annual service charge: £400
Council Tax Band: TBC



Floor Plans



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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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			