



turners



71b High Street

Ilfracombe, EX34 9NG

£185,000



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- Contemporary two bedroom cottage
- Ideal first purchase, buy to let or holiday home
- Low maintenance rear garden
- Double glazing and electric central heating
- Close to all local amenities
- Large open plan living area



Situated on the High Street in the picturesque town of Ilfracombe, this modern two-bedroom cottage offers charm and convenience. The cozy reception room is perfect for unwinding after a long day. With two bedrooms, there's plenty of room for family or guests. The property includes a stylishly decorated open-plan kitchen and living room, a modern bathroom with a large walk-in shower, and a rear garden. It's an ideal choice for first-time buyers, buy-to-let investors, and those looking for a low-maintenance holiday retreat.

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.

Hallway

11'8" x 3'4" (3.57 x 1.02)

Upon entering the cottage, you are greeted by a long hallway that provides access to all the rooms in the property.

Kitchen/living Area

13'3" x 25'4" (4.06 x 7.73)

The centerpiece of this cottage is the open-plan kitchen and living area. The modern, tastefully installed kitchen maximizes the use of space, featuring numerous base-level units and room for a family-sized dining table or an island. It includes an integrated washing machine, fridge freezer, and dishwasher. The living area benefits from French doors leading to the rear garden, allowing abundant natural light to fill the space. Stylish downlights are installed across the ceiling, and there is ample room for a lounge suite and other furnishings.

Bedroom One

9'6" x 8'3" (2.91 x 2.53)

A carpeted double bedroom with ample space for additional furnishings.

Bedroom Two

9'6" x 6'2" (2.90 x 1.88)

This room would be perfect as a home office or a child's bedroom.

Bathroom

6'2" x 7'10" (1.90 x 2.40)

A stylish family bathroom featuring a panelled walk-in shower, toilet, basin, and mounted towel rack.

Outside

A secluded rear garden requiring minimal upkeep.

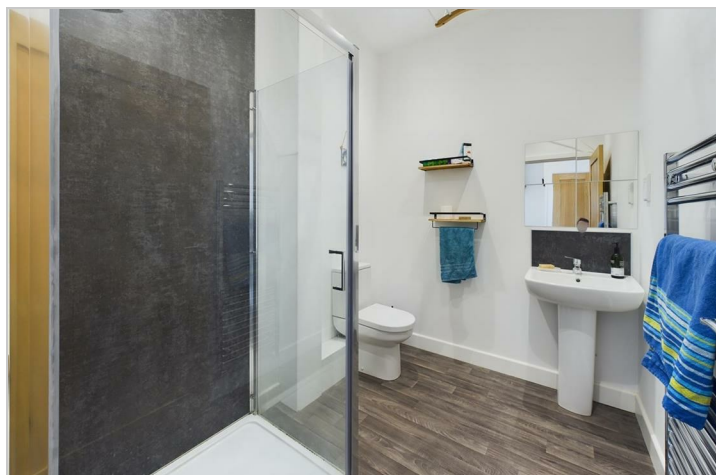
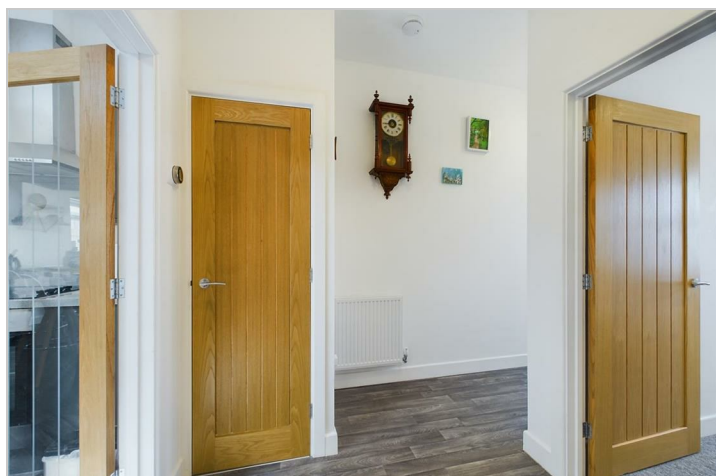
Directions

From our office on the High Street head South Westerly, continue until you reach the Zebra Crossing and the property can be found on your left hand side.

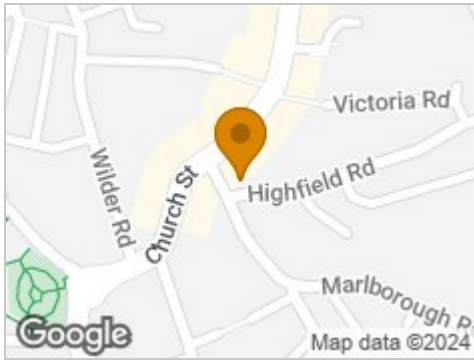
Agents Notes

We have been informed by the vendor that 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.



Road Map



Hybrid Map



Terrain Map



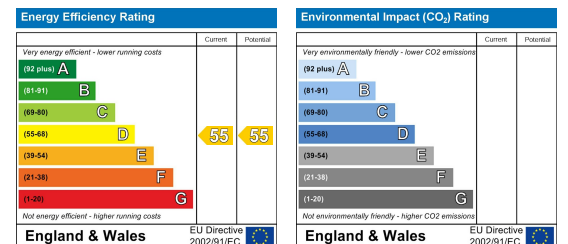
Floor Plan



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.