



# turners



## Slade Road

Ilfracombe, Devon, EX34 8LQ

£215,000



# 77 Slade Road

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**£215,000**



A beautifully presented two bedroom terraced property, in a quiet, sought after location with a large rear garden. Properties on this portion of Slade Road rarely come to market.

This charming home is perfect for first-time buyers or a young family. It features a spacious living room with tastefully exposed original features throughout. The kitchen offers views of the surrounding hills and includes an adjacent utility room for extra storage. Upstairs, you'll find two generous bedrooms and a family-sized bathroom. A large loft space offers the opportunity for future development. Additional benefits include gas central heating and double glazing throughout.

The rear of the property boasts a raised patio area ideal for outside dining or entertaining guests as well as a shed with an electric supply at the end of the garden. The rear garden fence, a recent addition, can be removed to once again open the property up to see as well as hear the stream at the bottom of the garden. The sounds of the stream compliment the fantastic views afforded by the community allotments the garden backs on too.

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.

## Entrance Hall

3'6" x 3'1" (1.07 x 0.96)

A well-lit entryway that divides the front door and the living room, creating a useful space for storing coats and shoes.

## Living Room

21'3" (6.48)

Upon entering the front-facing lounge, you'll find an abundance of original features such as exposed wooden beams, an original stone fireplace, and a bay window. The living space comfortably accommodates a family seating area and a dining table and chairs. The open-rise stairs in the living room enhance the space, providing room for underfloor storage or a cosy nook.

## Kitchen

9'11" x 6'10" (3.03 x 2.09)

A bright kitchen with a rear-facing window that spans its entire length, allowing sunlight to stream in. It features sleek design base and eye-level units, complimenting wood worktops, a stainless steel sink and drainer, tasteful tiled splash back and space for all modern day appliances.

## Utility Room

6'3" x 4'9" (1.92 x 1.45)

Adjacent to the kitchen, the utility room provides extra space for appliances, storage units, and worktop surfaces, and also offers access to the rear garden.

### Landing

10'10" x 5'8" (3.31 x 1.73)

A bright landing carpeted throughout and provide immediate access to all the rooms on this floor.

### Bedroom One

10'4" x 12'10" (3.16 x 3.92)

An impressive primary bedroom with front-facing window. It comfortably accommodates a king-size bed and all associated bedroom furnishings.

### Bedroom Two

10'10" x 6'7" (3.32 x 2.03)

A rear-facing double bedroom with views over the rear garden and countryside beyond.

### Bathroom

6'0" x 6'9" (1.83 x 2.08)

A bright family bathroom featuring partially tiled and painted walls, a bathtub with electric shower above, toilet, hand wash basin and wall mounted radiator.

### Outside

To the front of the property is a gated patio area requiring very minimal upkeep.

At the rear, there is a delightful patio area perfect for

entertaining and al fresco dining. Stepping down is a large lawn area bordered by mature shrubs and leading down to another small patio area and storage shed. The garden enjoys views of the surrounding hills and woodland.

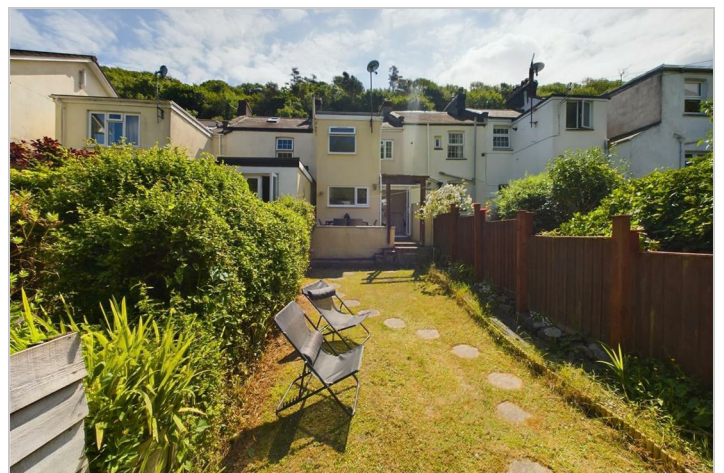
### Agents Notes

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

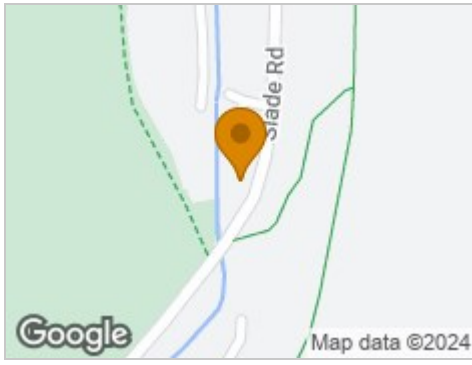
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

### Directions

From our office on the High Street head in a westerly direction until you come to the War Memorial roundabout. Take the first exit onto Church Street before turning immediately right onto Church Hill. Take the first left onto Belmont Road and continue along Slade Road where the property can be found on your left 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.

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## Energy Efficiency Graph

