



# turners



**17 Meadow Close, Ilfracombe, EX34 8JA**

**£895 Per Month**

An extended two bedroom bungalow situated in a quiet, sought after location with beautiful countryside views. The property boasts a private rear garden with decked balcony and a separate garage and driveway for off road parking. The bungalow itself comprises of a large open plan living area, modern fitted kitchen, two bedrooms and a shower room. Other benefits include gas central heating and double glazing.

Ifracombe 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.



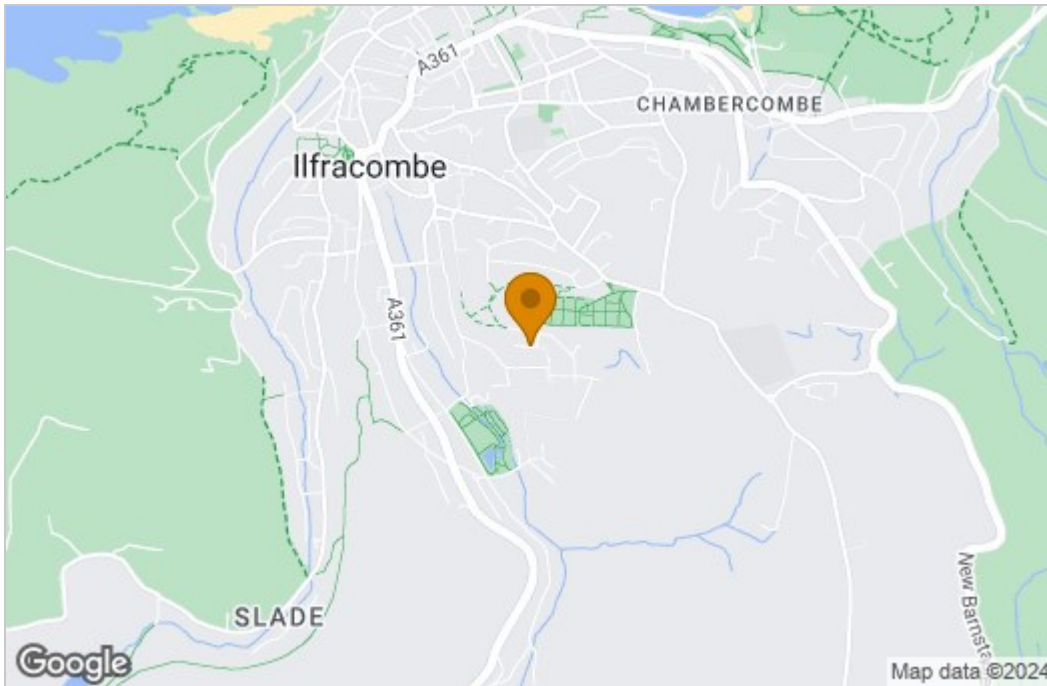
## Floor Plan



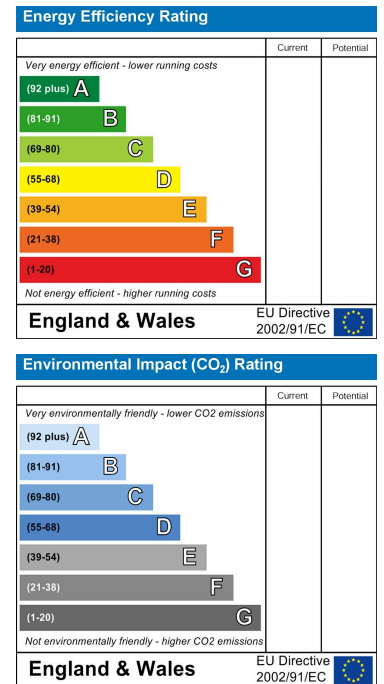
TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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