



# turners



## Clovelly Cottage

Rear of Montpellier Terrace , Ilfracombe, EX34 9LA

£220,000



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A charming two bedroom detached house located at the rear of the popular Montpellier Terrace. The ground floor features a spacious living room perfect for entertaining, a modern kitchen with ample storage, workspace, and a convenient storage area. Upstairs, you'll find a generous master bedroom, a versatile second bedroom, and a contemporary bathroom. The property also includes a delightful summer house in the private rear garden, ideal for relaxation and enjoying the outdoors. This home combines practicality with style, making it perfect for families, professionals, or holidaymakers alike. Other benefits include gas central heating and double glazing throughout.

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.

## Living Room

10'4" x 14'2" (3.15 x 4.33)

The ground floor consists of a well-proportioned Lounge space which is carpeted throughout and provides plenty of natural light from the UPVC double-glazed windows. The room also has ample space for lounge furniture and additional storage ideal for keeping household items, cleaning supplies, or pantry goods out of sight, ensuring a clutter-free living space.

## Kitchen / Dining Room

8'6" x 14'5" (2.6 x 4.4)

The newly modern fitted kitchen is an absolute treat for anyone who loves to cook. This space has adequate base and wall units, integrated induction hob with an electric extractor fan above, integrated electric fan oven, integrated fridge freezer and a 1.5 granite sink bowl and drainer. The room also provides space for a small dining table and has plenty of light from the UPVC double glazed window and UPVC double glazed door leading to the rear garden

## Bedroom One

10'6" x 14'1" (3.22 x 4.3)

This bedroom is generously sized and can comfortably accommodate a king-sized bed and additional furniture

## Bedroom Two

6'7" x 14'4" (2.01 x 4.39)

The second bedroom is perfect for guests, children, or as a home office. It offers flexibility to suit your needs and is spacious enough for a variety of furniture arrangements.

## Bathroom

10'1" x 4'0" (3.09 x 1.22)

The bathroom is modern and well-appointed, featuring a shower, a sink, and a toilet. The clean, contemporary design

ensures a comfortable and stylish space for your daily routines.

## Summer House

5'11" x 11'5" (1.82 x 3.48)

The summer house is an inviting extension of the home, located in the garden. It is a perfect spot for relaxation, offering views of the surrounding greenery. Adding charm and functional space to the property, ideal for use as a reading nook, hobby space, or simply a place to unwind and enjoy the beauty of the garden.

## Outside

To the rear of the property is a low maintenance paved garden bordered by mature shrubs and pot plants.

## Agents Notes

The property does not come with any private parking but has public parking nearby.

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

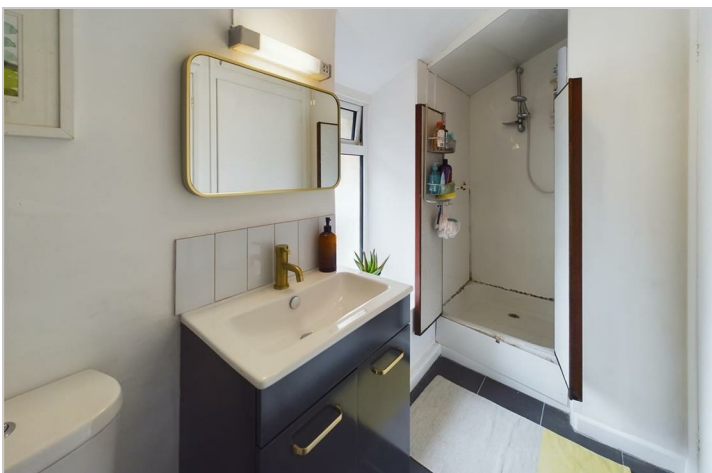
To comply with the Property Misdescriptions Act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only, they should not be used as accurate measurements. We have not tested any mains services, therefore prospective purchasers should satisfy themselves before committing to purchase.

## Directions

From our office head in an easterly direction along the High Street becoming Portland Street. Take a right turning onto Castle Hill just after Scarlet Pimpernel Garage, continue up the hill before taking the second right onto Montpellier Lane and the property can be found on the right hand side a short distance down.

Tel: 01271 866421







## Road Map



## Hybrid Map



## Terrain Map



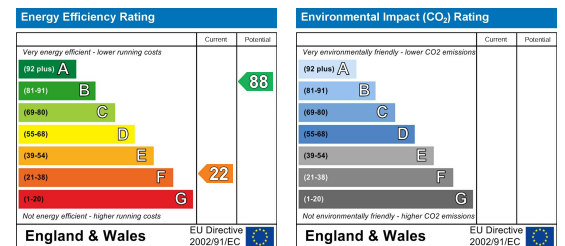
## Floor Plan



## 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.