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4 Highfield Terrace, Ilfracombe, EX34 9LG

Offers In The Region Of £330,000





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Highfield Terrace is an immaculately presented terraced house benefitting from high ceilings, period features, four brilliantly sized double bedrooms, fantastic living space including a spacious lounge, kitchen and dining room. As you look over the horizon, you'll be treated to incredible views across the Bristol Channel, Wales and Ilfracombe's coastline. Finally the property benefits from a south facing rear garden and is situated within close proximity of local schools and amenities.

The property is currently being run as a successful holiday-let with the last 12 months' gross income being just below £35,000.

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.



- Four bedroom terraced house
- Panoramic sea views across the Bristol Channel
- South facing garden
- Two off-road parking spaces
- Close proximity to local schools
- Modern decoration throughout



### **Living Room 15'7" x 10'7" (4.75 x 3.23)**

Situated on the first floor providing the room with spectacular sea views is this tastefully decorated living room. The characteristic UPVC double glazed bay window and large UPVC double glazed window allows for plenty of natural light into the room; this room also provides an abundance of space for lounge

### **Kitchen 12'3" x 8'2" (3.73 x 2.49)**

An immaculately presented modern fitted kitchen providing a range cooker, washing machine and dishwasher, ceramic Belfast sink, Granite worktop and plenty of kitchen cupboard space including under stairs walk-in pantry . The large serving hatch into the sunroom allows for natural light to come through and creates an open-plan feeling for any occasion.

### **Dining Room 3.33 x 3.19 (3.33 x 3.19)**

A spacious dining room which has been decorated to a modern standard and provides adequate room for a large dining table and chairs.

### **Bedroom 1 14'3" x 11'5" (4.34 x 3.48)**

A large and stylish double bedroom situated on the ground floor has adequate space for all free standing furniture and has plenty of natural light coming through due to the UPVC double glazed bay window that provides sea views.

### **Bedroom 2 15'1" x 10'7" (4.60 x 3.23)**

The second floor provides a large double bedroom with space for free standing bedroom furniture. The views from this room are absolutely breath-taking, with panoramic views across Capstone Hill and the Bristol Channel.

### **Bedroom 3 10'4" x 9'5" (3.15 x 2.87)**

A well-proportioned double bedroom on the first floor that provides ample space for a double bed and free standing furniture.

### **Bedroom 4 10'7" x 9'0" (3.23 x 2.74)**

Positioned on the Second floor is this double bedroom currently configured as twin singles. This room has space for free standing bedroom furniture and also provides views over the rear garden.

### **Bathroom 8'1" x 4'11" (2.46 x 1.50)**

This two-piece bathroom suite has a modern design with a fitted bath with a mains shower overhead, sink basin with storage cupboards underneath and a UPVC double glazed obscure window.

### **WC 4'7" x 2'3" (1.40 x 0.69)**

A modern fitted and decorated toilet room with a WC, sink basin and an obscured window.

### **Sunroom 7'8" x 6'0" (2.34 x 1.83)**

An additional space to the kitchen and dining room is this bright and spacious sunroom which, besides offering space for additional storage units, has a breakfast-bar, sunroof and access to the rear garden.

### **Utility Room 4'9" x 3'0" (1.45 x 0.91)**

To the rear of the kitchen there is a utility room with space for a fridge freezer or tumble dryer.

### **Downstairs WC**

A convenient modern fitted downstairs WC with a sink basin, toilet, wall mounted radiator and extractor fan.

### **Outside space**

To the front of the property there is a Low maintenance garden with space for bin storage. The rear garden is a landscaped south facing garden with a stone paved patio area, workshop, mature shrubs, bushes and access to the rear two off-road parking spaces.

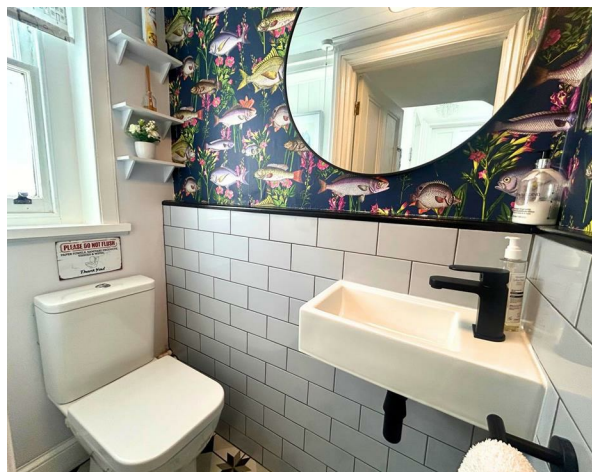


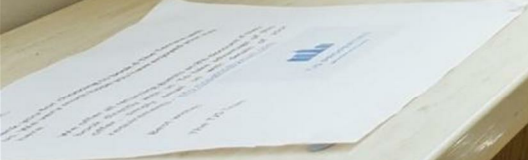
### **Agent Notes**

- Central-heating throughout powered by a modern combi-boiler and hive for remote operation. The radiators in the top two bedrooms were installed earlier this year (previously there was no central heating in these rooms)
- New circuit-boards were installed on the ground and top floor two years ago
- The owners have investigated putting in a bathroom on the top floor and there is already some plumbing in place for this and the direction of the joists lend itself to doing this.
- Both WCs were refurbished by us including brand-new toilets and basins in both as well as tiling in the last two years
- The owners have installed new lighting throughout the house and new flooring in the kitchen and sunroom.
- The utility area where the fridge-freezer is located has also been refurbished with new tiling and wallcovering

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.

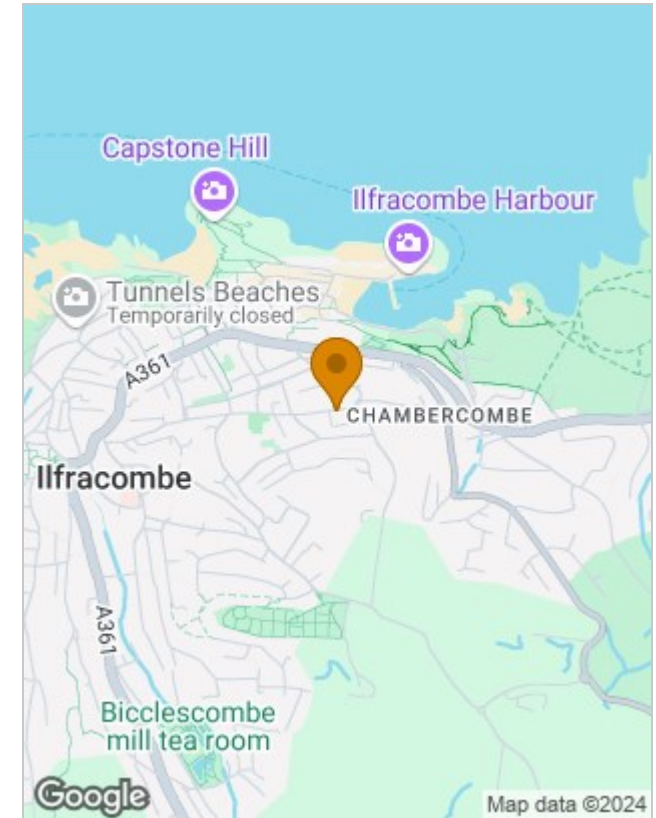




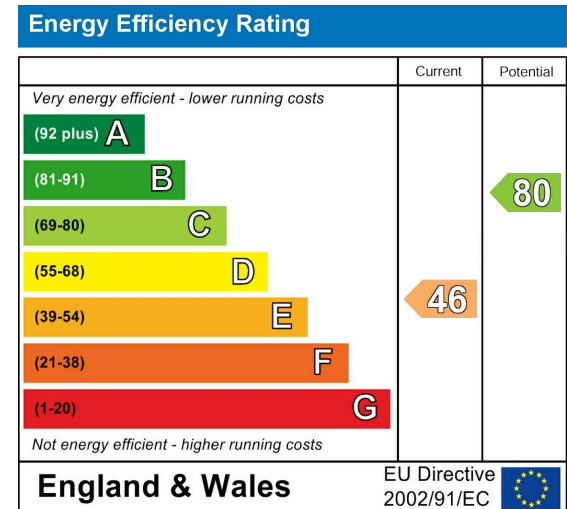
## Floor Plans



## Location Map



## Energy Performance Graph



## 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

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