



turners



3 Fern Park, Ilfracombe, EX34 8JR

£275,000

A rare opportunity to acquire a spacious detached bungalow in a highly sought after location. Fern Park is a quiet cul-de-sac that is somewhat elevated above the town offering some incredible views of the Bristol Channel and the Tors. The property boasts well maintained front and rear gardens as well as additional outdoor seating areas in the form of a raised patio at the rear and a decked balcony to the front. Other benefits include an integral garage and a driveway for off road parking.

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 the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

Barnstaple, North Devon's capital can be found only 12 miles away, home to some of the biggest national brands and chains and a rail link to the intercity network at Tiverton.

Hall 10'0" x 3'11" (3.06 x 1.21)

Entered via an initial entrance hall, this space is centrally located offering direct access to all rooms.

Living room 13'7" x 12'8" (4.15 x 3.87)

A large front aspect room with central fire place and UPVC French doors leading out onto a substantial decked balcony. The south facing windows allow for an abundance of natural light to fill the room and the views out over the Torrs are breathtaking.

Dining room 9'8" x 9'6" (2.97 x 2.91)

Forming part of an open plan kitchen and dining area, this space can comfortably house a family dining set and flows effortlessly into the kitchen. There is an airing cupboard housing the boiler.

Kitchen 8'7" x 7'4" (2.63 x 2.26)

A triple aspect room with windows offering natural light from all angles and sea views via the north westerly facing window situated above the inset stainless sink and drainer. The kitchen itself is well equipped with a combination of base and eye level units and enough space for all necessary white goods. A UPVC back door gives instant access to the rear garden, perfect for entertaining guests in the summer months.

Bedroom one 12'7" x 9'8" (3.85 x 2.95)

A spacious front aspect double room with south facing windows that flood the room with light throughout the day.

Bedroom two 11'3" x 9'9" (3.43 x 2.98)

Similar in size to the primary bedroom; a well proportioned double room situated at the rear of the property with views over the garden.

Shower room 5'4" x 5'2" (1.63 x 1.60)

A modern rear aspect shower room with grey tiled walls and sizeable walk in shower cubicle and vanity sink unit.

WC

Separate WC adjacent to the shower room consisting of a low level toilet.

Garage 15'11" x 8'3" (4.86 x 2.54)

An integral single garage accessible via a newly installed up and over garage door to the front of the property as well as a rear access via the garden. The garage is complete with lighting and electrical outlets.

Outside

To the front of the property is a driveway for additional off road parking and a small lawn area that has been laid with artificial grass for easy maintenance. The area is bordered by mature shrubbery that showcases an array of colour throughout the year. Additionally there is a raised

decked balcony creating the perfect spot to relax during summer evenings.

To the rear of the property is a large garden laid to lawn, again bordered by flower beds and mature shrubbery. There is a raised patio area with sea views and tidy seating area ideal for alfresco dining. There is also a useful garden shed situated behind the garage.

Directions

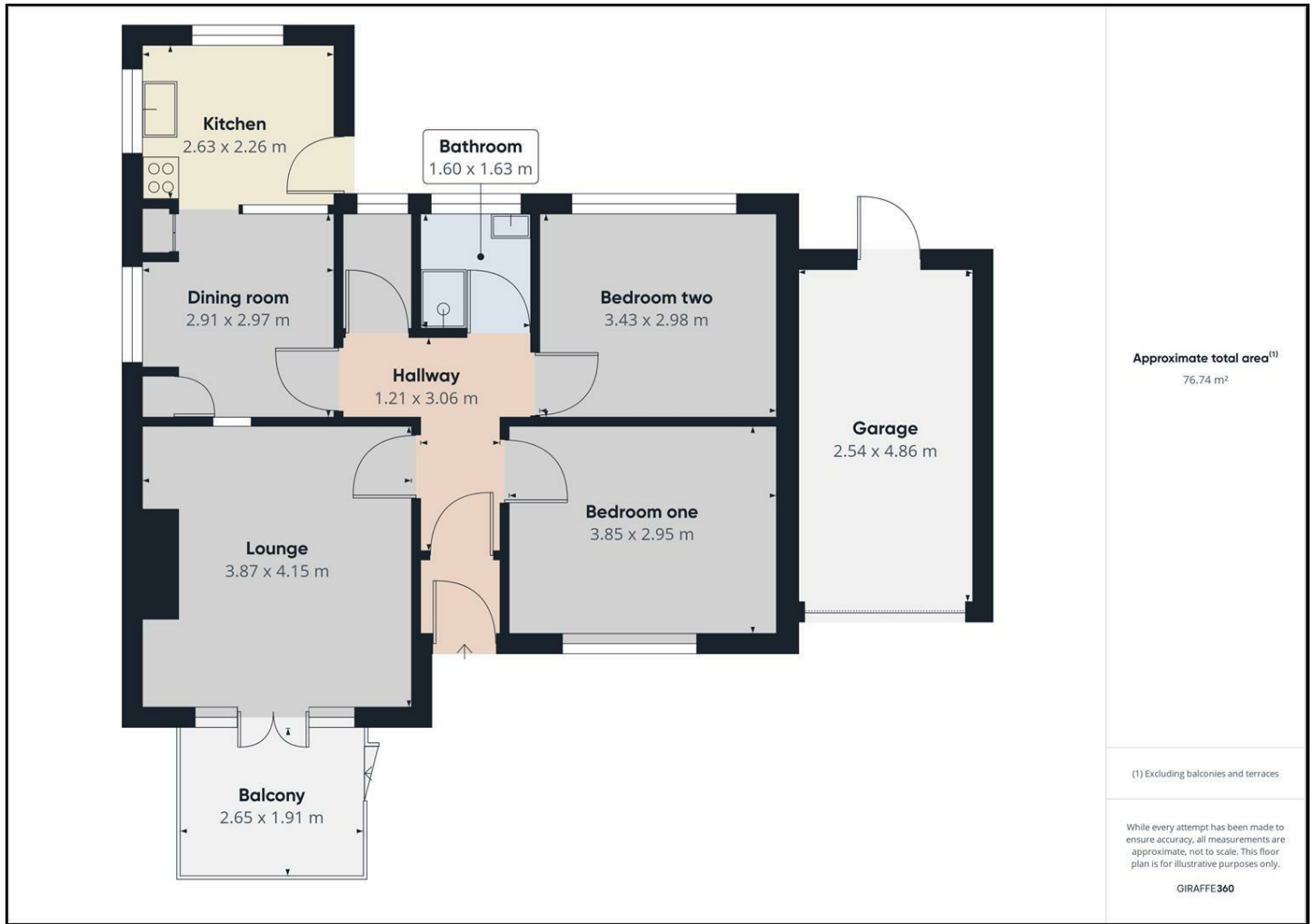
From Ilfracombe High Street proceed in a westerly direction. Turn left into Marlborough Road and follow the road up the hill. Take the second turning on the right hand side just after the school. Then turn immediately right again into Fern Park. Number 3 can be found almost immediately on the right hand side.

Agents notes

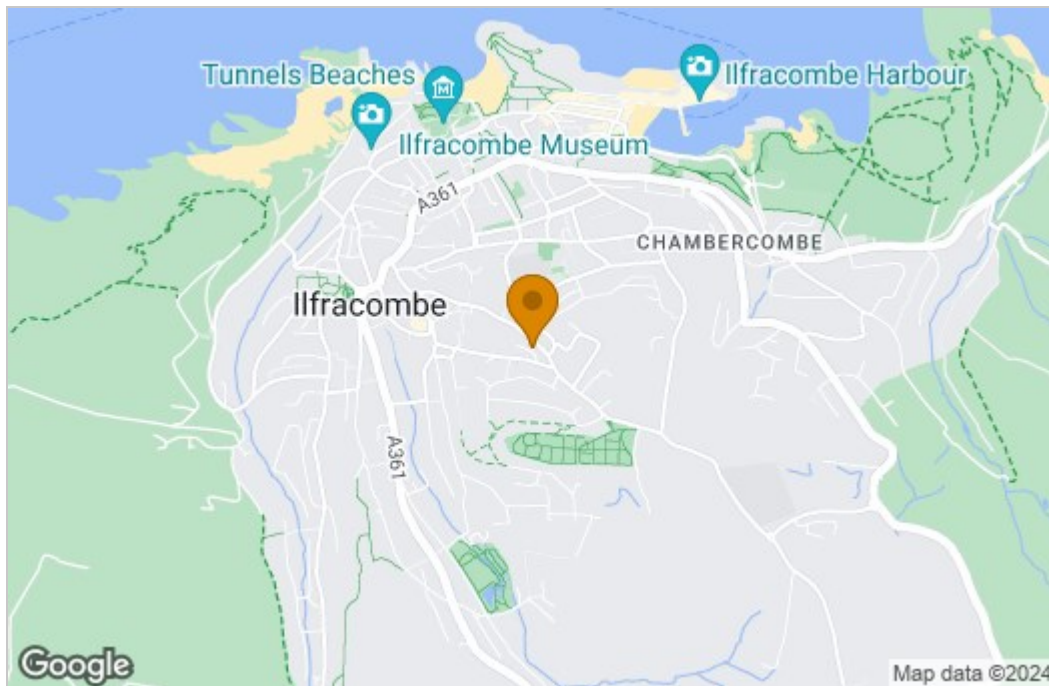
We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

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.

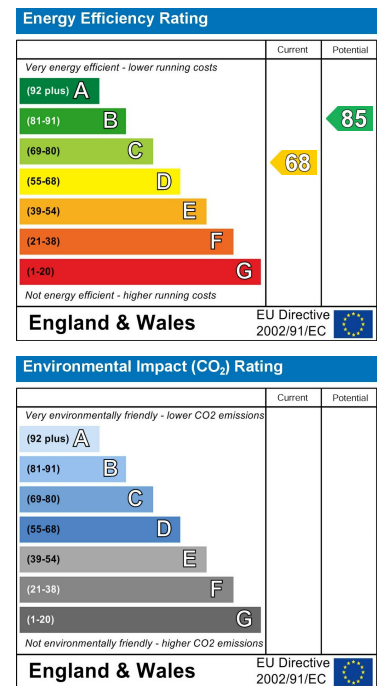
Floor Plan



Area Map



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.

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