



turners



Cambridge Grove

Ilfracombe, EX34 9JZ

Asking Price £220,000



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Situated within close proximity to Ifracombe's High Street, amenities and local schools is this well-presented three bedroom mid terrace family home currently being utilised as a four bedroom, which would be perfect for first time buyers. This property consists of a large open plan lounge diner, stylish fitted kitchen, three double bedrooms, three piece bathroom suite and an additional occasional room that's been converted into the loft.

The outside space of the property has a small front patio providing excellent space for outdoor furniture and also provides adequate space for bin storage. To the rear of the property there is a low maintenance stove paved patio garden that's split over two levels. This garden benefits from having a large shed/studio, space for al fresco dining and a soil patch for all your gardening needs.

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.

Living Room

13'1" x 11'11" (4.00 x 3.64)

If Comfort is what you're looking for then this is the lounge for you. This room provides space for free standing lounge furniture, electric feature fire place, beautiful UPVC double glazed bay window allowing plenty of natural light and is carpeted throughout.

Kitchen

15'6" x 8'5" (4.73 x 2.57)

A fitted kitchen with matching wall and floor units, space for and electric or gas oven, space for a fridge freezer, 1.5 stainless steel sink drainer, space and plumbing for a washing machine, dual aspect UPVC double glazed windows and has vinyl laminate flooring throughout.

Dining Room

12'4" x 10'10" (3.77 x 3.31)

This well-proportioned dining room has more than enough room for any family occasion with space for a large dining room table, stylish brick built feature fire place, UPVC double glaze window and is carpeted throughout.

Bedroom One

12'2" x 10'9" (3.72 x 3.30)

The primary bedroom is a large double bedroom with an abundance of space for free standing furniture, UPVC double glazed window and has wood laminate flooring throughout.

Bedroom Two

12'0" x 9'5" (3.68 x 2.89)

A spacious double bedroom with space for free standing furniture, UPVC double glazed window with views of the rear garden and has wood laminate flooring throughout.

Bedroom Three

12'1" x 6'11" (3.69 x 2.11)

The final bedroom can be used as a small double or large single which consists of plenty of space for free standing furniture, UPVC double glazed window with rear garden views and is carpeted throughout.

Bathroom

9'5" x 6'0" (2.88 x 1.85)

A three-piece bathroom suite including a toilet, Sink basin, bath with shower overhead, UPVC obscure window, spot lights and is carpeted throughout.

Occasional Room

12'11" x 11'7" (3.95 x 3.54)

Tucked away in the roof of the property is this fantastic additional space perfect for an office or playroom. This room benefits from additional storage in the eaves of the roof and the Velux window providing stunning view of Hillsborough and the Bristol Channel towards Wales.

Hallway

10'4" x 5'8" (3.16 x 1.73)

A bright and spacious hallway benefitting from stylish decoration, under stair storage , porch and room for free standing furniture.

Outside Space

To the front of the property there is a low maintenance concrete courtyard with space for bin storage and outside garden furniture perfect for catching the evening sun. The rear garden provides two stone paved patio area's that are split over two levels perfect for al fresco dining and outdoor activities. although the garden is low maintenance, it also provides a small soil patch for keen gardeners and also has a large shed/studio to the back of the garden.

Directions

From our offices turn right along the High Street. Take the left on to Marlborough Road, then immediately left on to Highfield Road. Carry on along this road and towards the brow of the hill Cambridge Grove will appear on your left hand side. Number 28 is located at the bottom of the hill on your right.

Agent Notes

We have been informed by the vendor that gas, electric, water and drainage 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. 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.



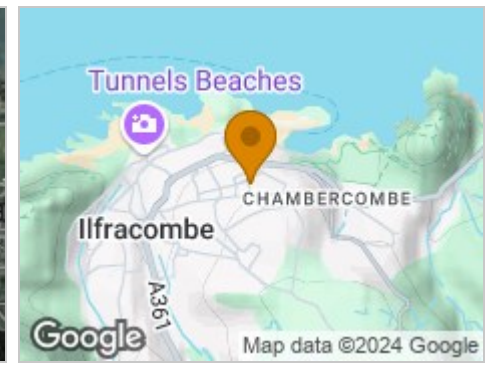
Road Map



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

