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Marlborough Close

Ilfracombe, EX34 9LR

Asking Price £270,000



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This three/four-bedroom dormer bungalow requires modernisation throughout. Boasting incredible views across the Bristol Channel and the Torrs. Now available for a chain-free sale.

The ground floor boasts ample living space with a large lounge, fitted kitchen, dining room, double bedroom and a three-piece shower room. As you continue through the house to the first floor, two large double bedrooms provide plenty of space for bedroom furniture and both benefit from built-in wardrobes.

This property provides adequate outside space including a low-maintenance front lawn and a two-story brick-built single garage with a workshop below. The sunny aspect south-facing rear garden at this property offers exquisite views of the countryside and seaside that will take your breath away. The garden has a well-proportioned lawn and a stone-paved patio perfect for al fresco dining.

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

15'2" x 11'10" (4.64 x 3.63)

With incredible views across the Torrs and the Bristol Channel this large lounge provides adequate space for free standing lounge furniture, dual aspect UPVC double glazed windows allowing for plenty of light, feature fire place and is carpeted throughout.

Kitchen

12'3" x 10'1" (3.75 x 3.09)

A spacious kitchen with matching wall and floor units, integrated electric fan over, 1.5 stainless steel sink drainer, space and plumbing for a washing machine, space for a fridge freezer, UPVC double glazed window and vinyl flooring throughout.

Dining Room

10'0" x 8'9" (3.06 x 2.68)

A well-proportioned dining room which could also be a forth bedroom with reconfiguration around the property. This room has a UPVC double glazed window and is carpeted throughout.

Bedroom One

14'9" x 12'9" (4.52 x 3.90)

This large double bedroom benefitting from two built in wardrobes excels in plenty of space for free standing bedroom furniture, UPVC double glazed windows, carpeted throughout and has beautiful views across the Torrs.

Bedroom Two

14'9" x 8'3" (4.52 x 2.54)

A spacious double bedroom with room for free standing bedroom furniture, built in wardrobes, UPVC double glazed windows, carpeted throughout and also benefits from views across the Torrs.

Bedroom Three

12'9" x 9'3" (3.89 x 2.83)

A well-proportioned double bedroom that has UPVC double glazed windows with views of the front garden, space for free standing bedroom furniture and is carpeted throughout.

Garage

18'4" x 9'1" (5.59 x 2.78)

A large single garage proving plenty of space for a car or additional storage and also has electrics throughout. Below the garage is large brick built shed to provide excellent additional storage.

Outside Space

The outside space at this property is a treat with a front and rear garden. To the front of the property you have a grass lawn surrounded by a variety of different mature shrubs and bushes. Benefitting from exquisite views across the Torrs and Bristol Channel, the rear garden provides a stone paved patio area perfect for al fresco dining and a low maintenance lawn.

Directions

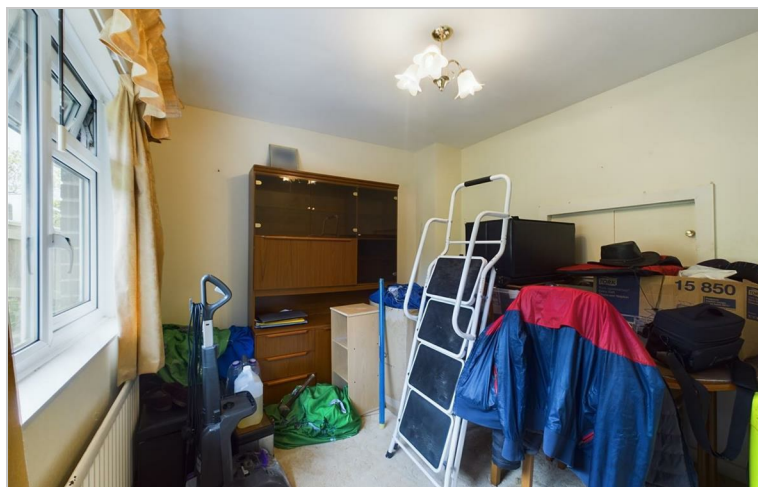
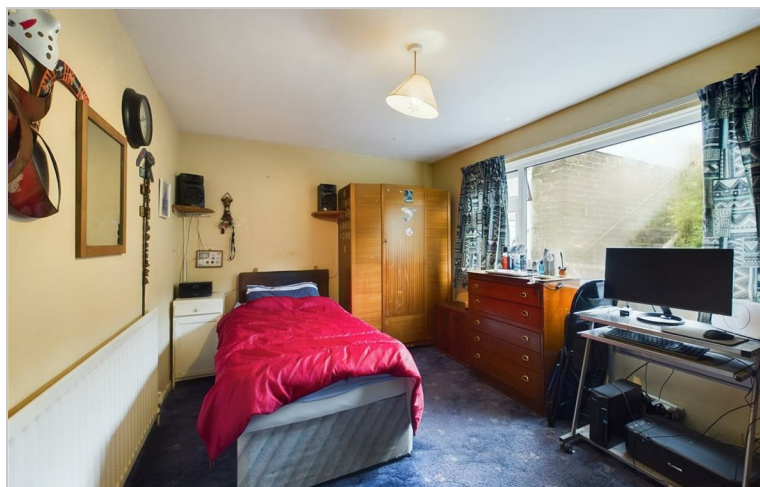
From our office head south west on the High Street/A361 towards Meridian Place. Turn left on Springfield Road and at the end of this road take another left onto Highfield Road. 0.1 miles take a right turning onto Princess Avenue and follow this road for 330 yards where you'll find the property on your right hand side.

Agent Notes

The owner has informed us that the ground floor of the property has gas central heating and electric on the first floor. The drainage is on mains.

The property also has solar panels which were put in place in 2011.

To comply with the property misdescriptions act we must inform all prospective purchaser 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.



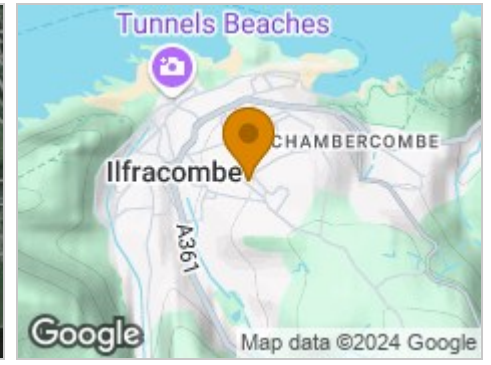
Road Map



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

