



# turners



Willow Close

Ilfracombe, EX34 9RP

Asking Price £325,000



## 15 Willow Close

Iffracombe, EX34 9RP

Nestled down the beautifully quiet sought after location of Willow Close is this well-presented two bedroom bungalow with off-road parking and a garage. This property has breath-taking countryside and sea views as well as being a short drive away from local schools and amenities.

Benefitting from being all on one level, this bungalow comprises of a large living room, fitted kitchen, two double bedrooms and a three-piece modern fitted shower room. Outside space at the property provides a low-maintenance front lawn and a large tiered rear garden including a large stone paved patio perfect for al fresco dining.

Iffracombe 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 breath taking rolling countryside, perfect for avid walkers.





- Two bedroom detached bungalow
- Countryside and sea view
- Off-road parking
- Front and rear gardens
- Quiet estate
- Short drive from local amenities
- Gas central heating
- Single garage

#### **Living room 17'9" x 10'6" (5.41m x 3.20m)**

A wonderfully spacious living room providing space for free standing lounge furniture, small dining table, electric feature fire place, large UPVC double glazed window and is carpeted throughout. This room excels in panoramic views Ilfracombe's beautiful countryside and the Bristol Channel across to Wales.

#### **Kitchen 9'2" x 7'0" (2.79m x 2.13m)**

This stylish designed kitchen consists of matching wall and floor units, space for a gas oven, electric extractor fan, stainless steel sink drainer, space for a fridge freezer, space and plumbing for a washing machine or dish washer, UPVC double glazed window and wood laminate flooring.

#### **Bedroom One 13'9" x 10'5" (4.19m x 3.18m)**

a large double bedroom with plenty of room for free standing bedroom furniture, UPVC double glazed window with countryside and sea views, wall mounted gas radiator and is carpeted throughout.

#### **Bedroom Two 10'3" x 7'7" (3.12m x 2.31m)**

A well-proportioned double bedroom with room for free standing bedroom furniture, UPVC double glazed window, wall mounted gas radiator and is carpeted throughout.

#### **Bathroom 7'9" x 6'4" (2.36m x 1.93m)**

A modern fitted three-piece shower room suite consisting of a sink basin, toilet, walk in shower, UPVC double glazed obscure window, heated towel rail, cupboard housing the combi boiler and wood laminate flooring throughout.

#### **Garage**

This single garage is a versatile space that could be used for parking, additional storage or a workshop due to it benefiting from electrics throughout.

#### **Outside Space**

To the front of the property there is a well-proportioned lawn and an off-road parking space for one car or campervan. This three-tiered stone paved rear garden provides incredible sea and countryside views as well as providing room for al fresco dining. There is also space for a garden shed, an array of colour from the multiple different species of flowers and mature bushes.

#### **Agent Notes**

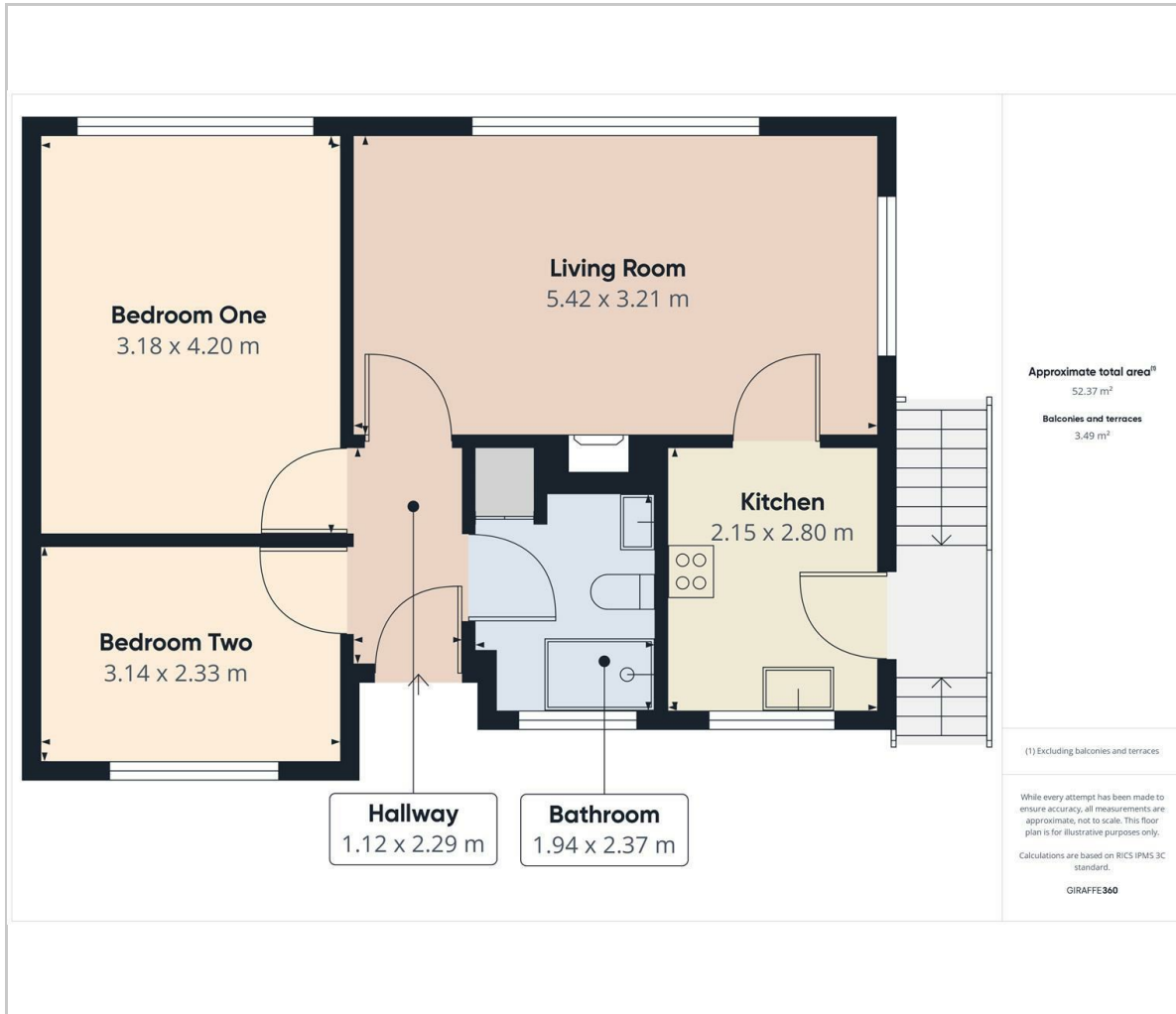
We have been informed by the vendor that electric, gas, water and sewerage are all mains connected.

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.

#### **Directions**

From our office, head north-east on the A361 towards Combe Martin. follow this road onto Portland Street and Hillsborough Road, once you reach the traffic lights turn right onto New Barnstaple Road. Follow New Barnstaple Road for half a mile and turn left onto Willow close where the property will be on the left hand side.

## 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.

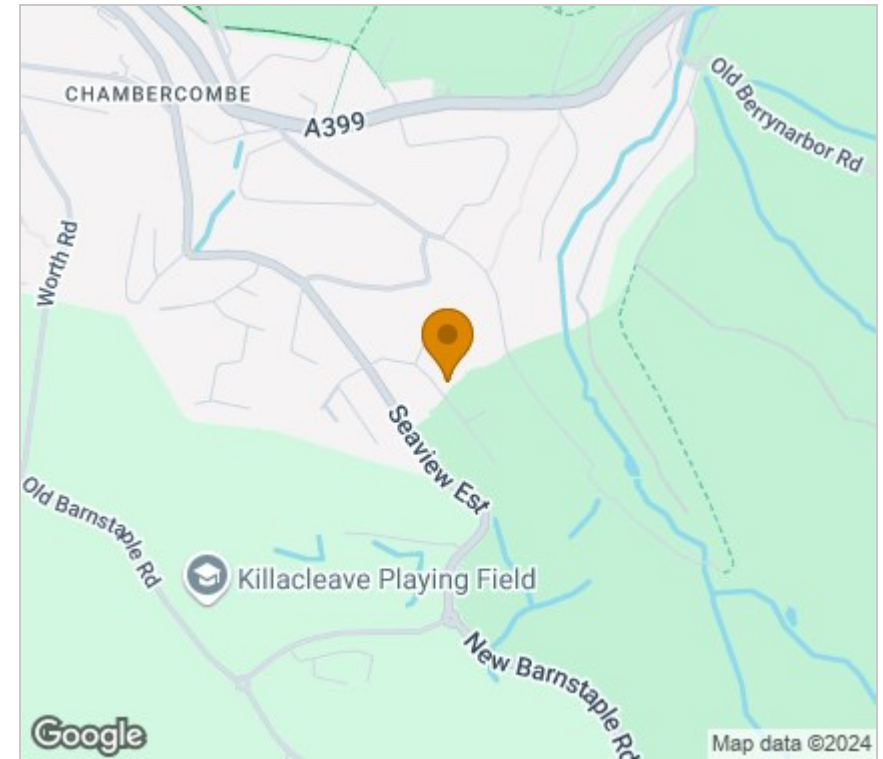
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135 High Street, Ilfracombe, Devon, EX34 9EZ

Tel: 01271 866421 Email: [sales@turnerspropertycentre.co.uk](mailto:sales@turnerspropertycentre.co.uk)

<https://www.turnerspropertycentre.co.uk>

## Area Map



## Energy Efficiency Graph

