



# turners



## Greenclose Mews

Ilfracombe, EX34 8FU

**£245,000**



# 5 Greenclose Mews

Ilfracombe, EX34 8FU

£245,000



5 Greenclose Mews is located in a modern development consisting of seven townhouses, all set around a charming courtyard. Its prime location offers easy access to the High Street, just a few steps away, and is only a short walk from the seafront. This property is a stylish, low-maintenance family home designed with contemporary living in mind, ideal for those seeking convenience to local amenities. The exterior features an appealing stone front with rendered sections and a natural slate roof, along with a designated parking space.

Spread over three floors, the house is equipped with gas-fired central heating powered by a high-efficiency condensing boiler and Stormsure wooden double-glazed windows. The ground floor includes an entrance hall, a cloakroom/WC, a lounge/dining area, and an open-plan kitchen fitted with integrated appliances, including a built-in fridge, freezer, and dishwasher. On the first floor, there is a spacious double bedroom and a family bathroom, with the second floor offering two more bedrooms—one double and one single. The first floor also houses a large airing cupboard with plumbing and space for a washing machine (washer dryer included).

Outside is a small amenity space at the front of the property. The development includes a shared bike store and an enclosed bin store within the courtyard.

Optionally, this property can be purchased furnished as pictured.

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.



Entrance Hallway  
20'11" x 3'9" (6.38 x 1.15)

Living Room/ Kitchen  
23'9" x 9'6" (7.24 x 2.9)

Downstairs WC  
6'0" x 3'1" (1.85 x 0.96)

Bedroom One  
11'5" x 13'7" (3.5 x 4.15)

Bedroom Two  
12'0" x 13'8" (3.68 x 4.17)

Bedroom Three  
11'2" x 6'4" (3.41 x 1.94)

Bathroom  
9'1" x 6'4" (2.78 x 1.94)

#### Agent Notes

The mews is privately owned, with the maintenance being a shared responsibility among the seven homeowners, who serve as directors of the management company. Each property contributes £330 annually, paid in advance, which covers the maintenance of the mews and necessary insurance costs.

The property benefits from having the remainder of a 10 year New Home Structural Warranty provided by Build-Zone Insurance

- Attractive, high spec, townhouse in a central and convenient location
- Three bedrooms, bathroom, and downstairs WC
- Allocated off-road parking space
- Ideal as a permanent residence, buy-to-let investment, or holiday home
- Short walk to the High Street, seafront, and harbour
- Communal bike store and separate bin store
- Sold with no onward chain
- Includes the remainder of a 10-year Build-Zone New Home Structural Warranty



Road Map



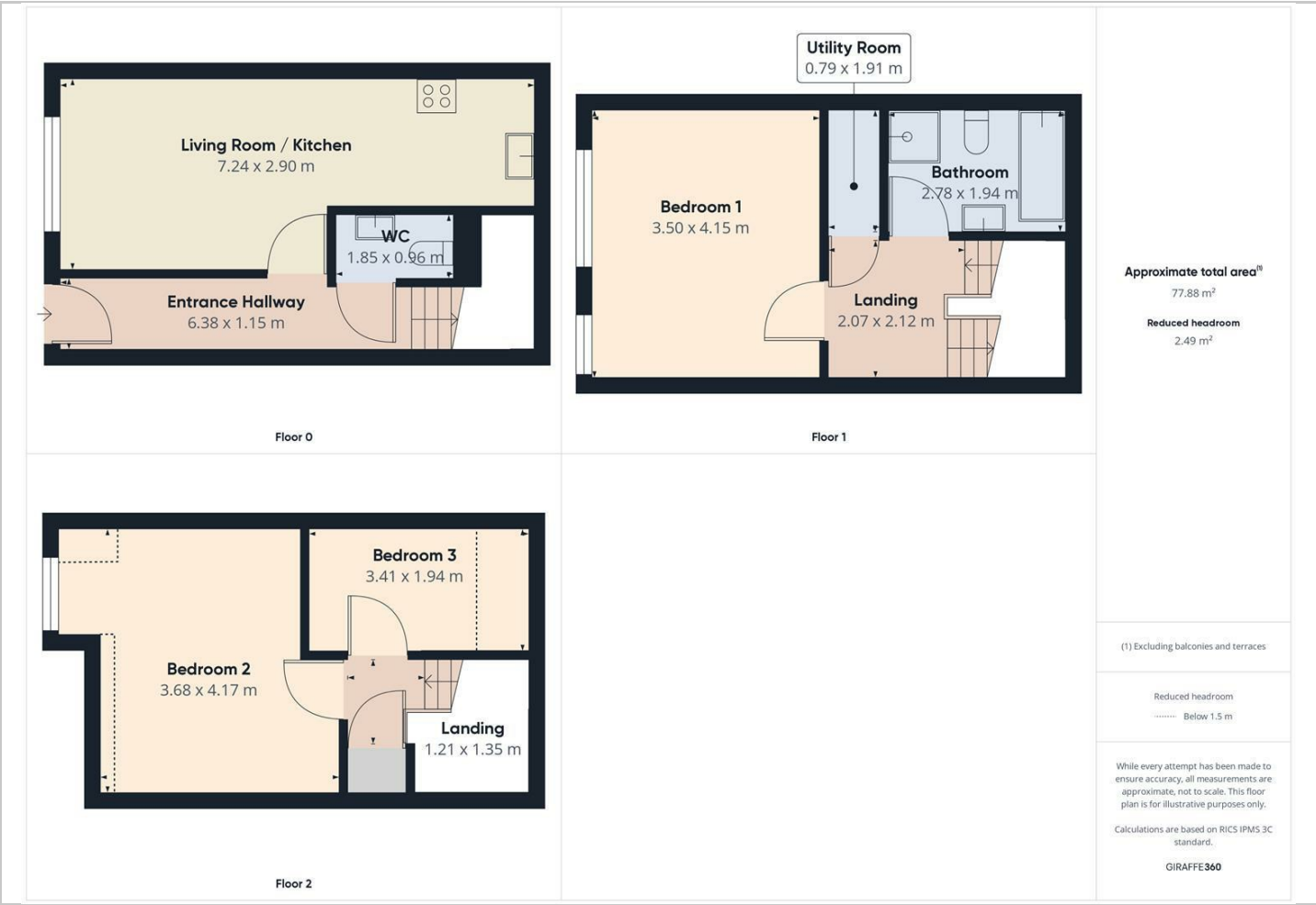
Hybrid Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ  
Tel: 01271 866421 Email: sales@turnerspropertycentre.co.uk  
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

