



turners



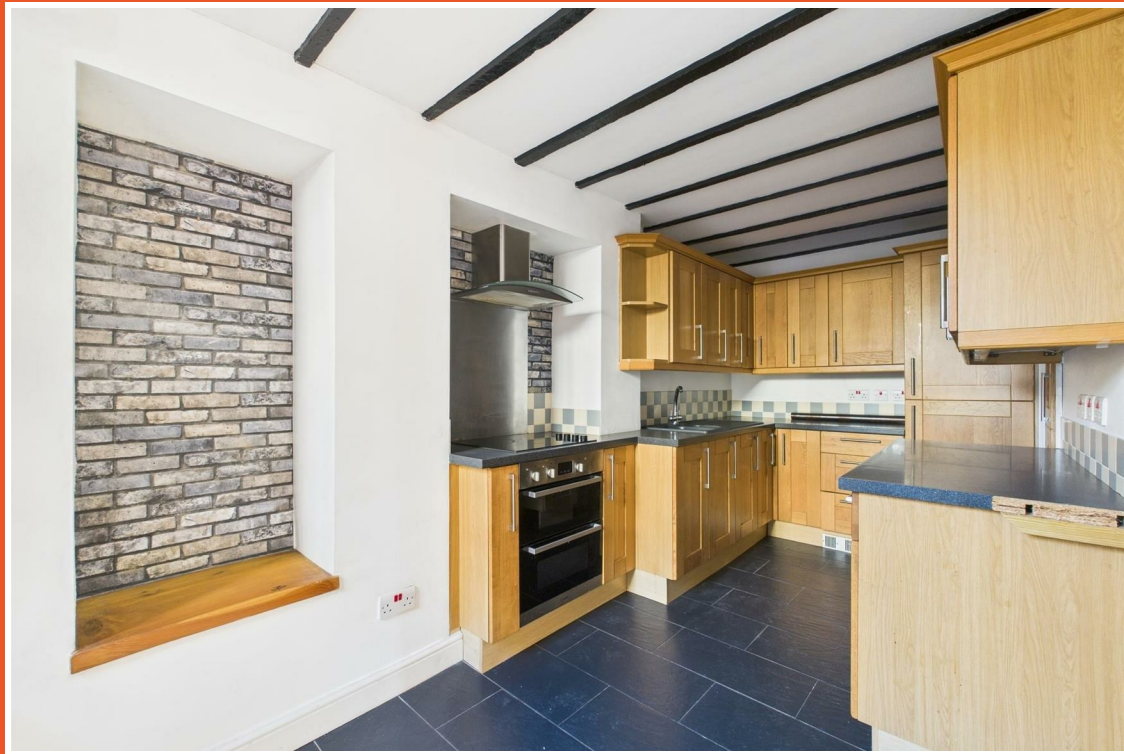
Fortescue Road, Ilfracombe, EX34 9AD

Offers Over £250,000





This room has been virtually staged to scale for illustrative purposes



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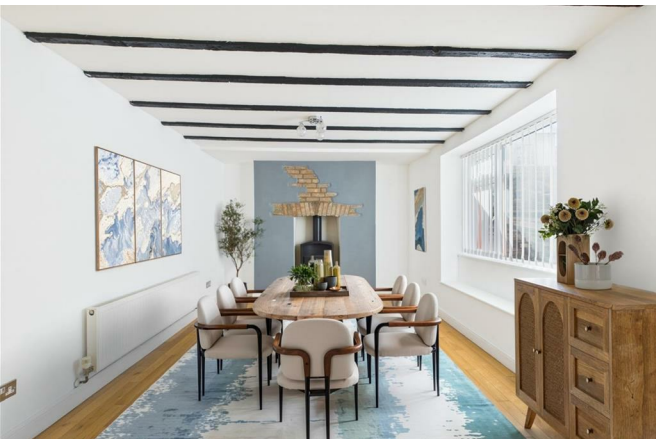
6 Fortescue Road

Ilfracombe, EX34 9AD

This deceptively large four-bedroom semi-detached family home is conveniently located near Ilfracombe High Street and offers a range of desirable features. The ground floor boasts a spacious lounge and dining area, a well-proportioned kitchen, a utility room, and a downstairs WC. Across the first, second and third floors, there are four generous double bedrooms with bedroom one including an en-suite. There is also a well-presented four piece bathroom suite. Outside, a large sun terrace provides ample space for family gatherings and al fresco dining, complemented by a workshop area. The property also benefits from off-road parking for two to three vehicles.

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.



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Lounge 15'5" x 15'1" (4.70m x 4.60m)

A spacious lounge that offers ample room for free-standing furniture and is filled with natural light from two UPVC double-glazed windows. Featuring a decorative fireplace, a wall-mounted radiator, and full carpeting, it provides a warm and inviting atmosphere.

Dining Room 15'8" x 10'7" (4.78m x 3.23m)

This spacious dining room comfortably accommodates a large dining table and is enhanced by a log burner for a cosy ambiance. A large UPVC double-glazed window allows natural light to fill the space, exposed beams that add character, while solid oak flooring and a wall-mounted radiator add to its warmth and character.

Kitchen 14'10" x 6'4" (4.52m x 1.93m)

This well-appointed fitted kitchen features matching wall and floor units, an integrated electric oven with a four-ring hob and extractor fan above. There is a 1.5 stainless steel sink with a drainer, a charming sash window, exposed beams that add character and tiled flooring ensuring durability and style.



Bedroom One 15'3" x 13'9" (4.65m x 4.19m)

A spacious double bedroom that is situated on the top floor of the property. This room offers ample room for free-standing furniture and features both a UPVC double-glazed Velux window and a sash window, allowing plenty of natural light. Additional highlights include eaves storage, a three-piece en-suite, a wall-mounted gas radiator and full carpeting for comfort.

En-suite 5'0" x 4'9" (1.52m x 1.45m)

Bedroom one benefits from a well-presented three-piece en-suite that features a shower, toilet, and sink basin, complemented by a UPVC double-glazed Velux window for natural light. Additional benefits include an extractor fan, a wall-mounted gas-heated towel rail and laminate flooring throughout.

Bedroom Two 15'4" x 11'4" (4.67m x 3.45m)

This spacious double bedroom offers ample room for free-standing furniture and benefits from dual-aspect UPVC double-glazed sash windows, flooding the room with natural light. Additional features include built-in shelving storage, a wall-mounted gas radiator, and full carpeting for added comfort.

Bedroom Three 14'5" x 8'10" (4.39m x 2.69m)

A well-proportioned double bedroom that offers ample space for free-standing furniture and features dual-aspect UPVC double-glazed windows, including a sash window. While in need of some additional work, the room retains character with a dated fireplace and benefits from a wall-mounted gas radiator and full carpeting.

Bedroom Four 15'8" x 6'9" (4.78m x 2.06m)

Another spacious double bedroom which offers plenty of room for free-standing furniture and features a single UPVC double-glazed sash window. Additional benefits include a built-in sink, a wall-mounted gas radiator, and full carpeting for comfort.

Bathroom 9'11" x 6'2" (3.02m x 1.88m)

This well-presented four-piece family bathroom, located on the second floor, features a toilet, sink basin, bath, and shower. A UPVC double-glazed obscure sash window allows natural light while maintaining privacy. Additional highlights include a wall-mounted gas-heated towel rail, an extractor fan, and stylish laminate flooring.

Utility room & downstairs WC 6'11" x 4'10" (2.11m x 1.47m)

This ground-floor utility room offers space and plumbing for a washing machine, room for a tumble dryer, and houses the combi boiler. It features tiled flooring and provides access to the rear courtyard, workshop, and stairs leading to the sun terrace. Additionally, there is a modern fitted two-piece WC includes a toilet, sink basin, wall-mounted radiator, and tiled flooring throughout.



Workshop 8'11" x 8'7" (2.72m x 2.62m)

This valuable workshop is a fantastic addition to the property, offering ample storage and practical worktop space. Equipped with electrical outlets, water access, and a sink basin, it provides excellent functionality for various projects and household needs

Sun Terrace 26'2" x 15'9" (7.98m x 4.80m)

Although there is limited garden space, the property provides a unique and practical sun terrace that offers ample space for family gatherings and al fresco dining. Conveniently accessible from both the first floor and the small ground-floor courtyard, it provides a versatile outdoor space perfect for relaxation and entertainment.

Outside space

The property benefits from two to three off road parking spaces to the front of the property and a small stone gravelled space which currently has a wooden shed, brilliant for storage. To the rear, there is a small courtyard space which has stair access to the sun terrace but also has convenient storage for bins.

Agent Notes

Many photos in this brochure have been virtually staged.
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.

Directions

From our office, head south-west on the High Street/A361 towards Meridian Place until you reach the first set of traffic lights. At the lights, turn right onto Northfield Road and at the next lights, turn right again onto wilder road. In 404ft, turn right onto Fortescue Road and follow this road to the end where the property will be on your left hand side.



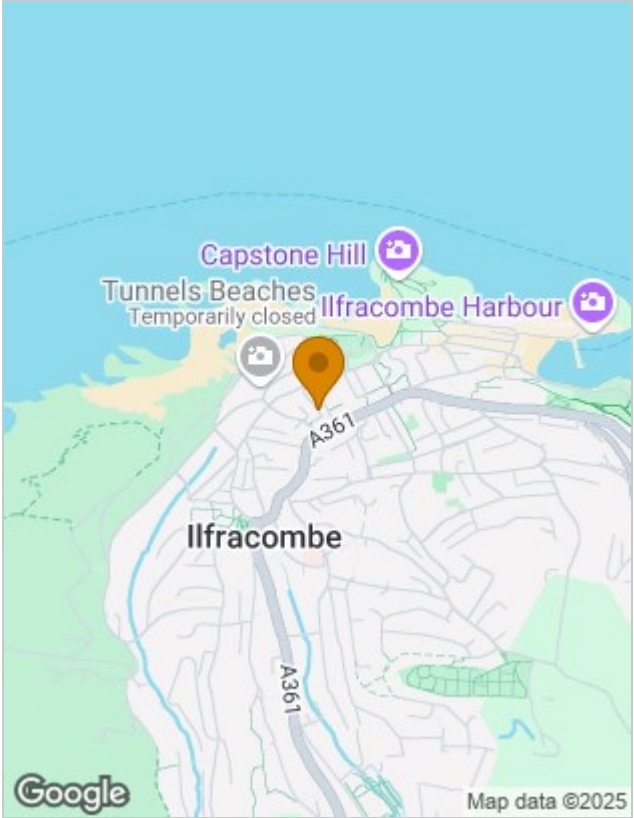
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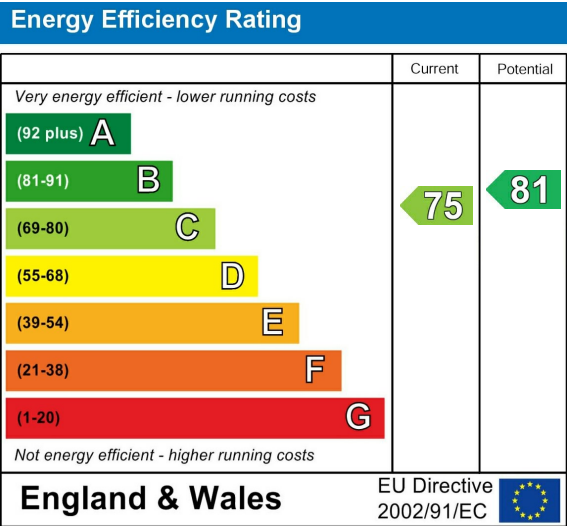
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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