



turners



Richmond Road

Ilfracombe, EX34 8DG

Asking Price £265,000



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Situated on the outskirts of Ilfracombe's town centre, this delightful family bungalow offers spacious and versatile living. The property features three generously sized bedrooms, a bright and flowing lounge/diner, a fitted kitchen, a family bathroom and the added convenience of an additional WC.

Both the front and rear gardens are a true highlight, bursting with vibrant colour from a variety of flowering plants, creating a peaceful outdoor retreat. While the bungalow would benefit from general modernisation, it presents a wonderful opportunity to create a dream home in a highly sought-after area and is being sold as a chain-free sale.

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.

Entry

6'9" x 5'2" (2.06 x 1.60)

A welcoming and naturally bright entrance hall offering direct access to the living room, kitchen, and WC. The space features a large UPVC double glazed window that allows plenty of natural light to fill the area, a wall-mounted gas radiator for warmth, and practical vinyl flooring throughout—combining functionality with a clean, modern feel.

Living Room

14'9" x 10'9" (4.50 x 3.28)

A well-proportioned living room offering ample space for a full range of free-standing lounge furniture, creating a comfortable and versatile setting for relaxation. The room benefits from an exceptional amount of natural light, thanks to dual-aspect UPVC double glazed windows that enhance the bright and airy feel. A decorative fireplace adds a charming focal point, while the soft carpeting throughout provides a warm and inviting atmosphere. The space flows seamlessly into the adjoining dining room, making it ideal for both everyday living and entertaining.

Kitchen

12'3" x 10'4" (3.74 x 3.15)

This well-sized fitted kitchen features a range of matching wall and base units that provide ample storage and worktop space. The layout includes space for a gas cooker, a 1.5 stainless steel sink with drainer and designated areas for a fridge freezer and washing machine, with plumbing already in place. A large UPVC double glazed window allows natural light to flood the space, while a UPVC double glazed door offers

convenient access to the rear garden. The room is finished with durable vinyl flooring throughout, making it both practical and easy to maintain.

Dining Room

14'9" x 7'11" (4.50 x 2.43)

A spacious and inviting dining room offering ample space for free-standing dining furniture, ideal for both everyday meals and entertaining. The room flows naturally into the adjoining living area, creating a cohesive and open-plan feel. A UPVC double glazed window allows for plenty of natural light, enhancing the bright and airy atmosphere, while the soft carpeted flooring adds warmth and comfort underfoot.

Hallway

6'4" x 3'5" (1.95 x 1.05)

This welcoming hallway that provides access to two bedrooms and the bathroom. Carpeted throughout for added comfort, this central space also features a handy built-in storage cupboard, which conveniently houses the combi boiler and also provides loft access—perfect for keeping everyday essentials neatly tucked away.

Bedroom One

12'6" x 9'4" (3.83 x 2.85)

A well-proportioned double bedroom offering ample space for free-standing bedroom furniture, making it both comfortable and versatile. The room benefits from natural light and pleasant views over the rear garden through a UPVC double glazed window. Additional features include a wall-mounted gas radiator for warmth and soft carpeting throughout, creating a cosy and restful atmosphere.

Tel: 01271 866421

Bedroom Two

9'9" x 8'11" (2.99 x 2.72)

Another generously sized double bedroom, offering plenty of space for free-standing bedroom furniture. A UPVC double glazed window provides natural light and pleasant views of the rear garden, while a wall-mounted gas radiator ensures comfort year-round. The room is carpeted throughout, creating a warm and inviting feel.

Bedroom Three

12'4" x 6'10" (3.76 x 2.09)

Currently used as a home office, this third double bedroom offers generous space and flexibility, easily accommodating free-standing bedroom furniture if desired. The room benefits from a UPVC double glazed window that brings in natural light, a wall-mounted gas radiator for year-round comfort and is fully carpeted, adding warmth and comfort underfoot.

Bathroom

6'4" x 5'10" (1.94 x 1.80)

A well-presented three-piece wet room comprising a toilet, sink basin, and open shower area, designed for ease of access and functionality. The space features a UPVC double glazed obscure window for natural light and privacy and a wall-mounted storage cupboard. A wall-mounted gas radiator and heated towel rail provides warmth and the room is finished with practical vinyl flooring throughout for durability and easy maintenance.

WC

5'1" x 3'1" (1.55 x 0.94)

The property also benefits from an additional WC, . The room is fitted with a UPVC double glazed obscure window for natural light and privacy as well as a wall-mounted gas radiator providing warmth. This room is finished by vinyl laminate flooring providing a modern and sleek finish.

Outside Space

The outside space of this property is truly a delight. To the front, you'll find a well-maintained lawn framed by a vibrant array of flowers and bushes, creating a colourful and inviting entrance. Convenient side access leads to the rear garden, where the natural beauty will immediately capture your attention. The rear garden continues the theme of well-kept greenery with a spacious lawn, complemented by a small stone-paved patio area—perfect for outdoor relaxation. The garden is further enhanced by a burst of colour from various flowers and shrubs and there's ample space for a shed and a greenhouse, adding both charm and practicality to the outdoor space.

Agent Notes

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

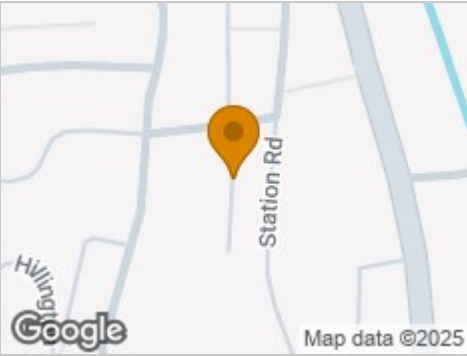
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions

From our office proceed in a westerly direction along the High Street passing through the traffic lights. Turn left at the roundabout onto St. Brannocks Road then immediately fork off to the right into Station Road. Follow this road to the top and turn right onto Richmond Road where the property will be on the left hand-side.



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.

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Energy Efficiency Graph

