



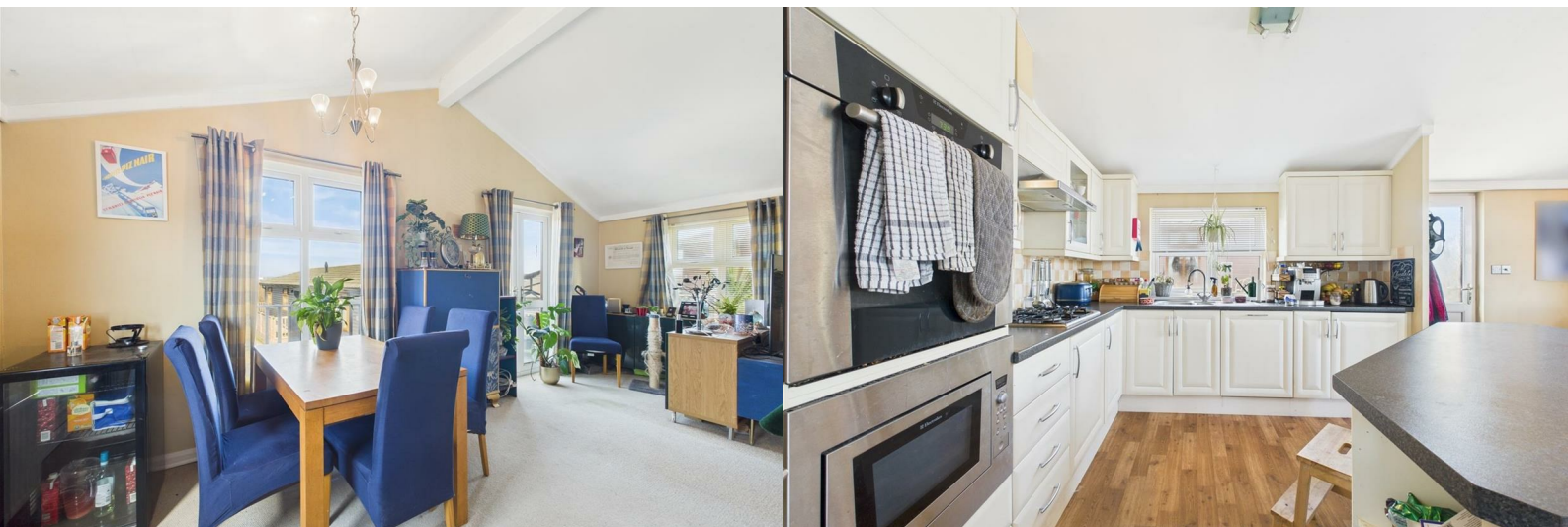
turners



Meadow View

Mullacott Park, Ilfracombe, EX34 8NB

Asking Price £95,000



63 Meadow View

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This charming three-bedroom lodge at Mullacott Park offers a versatile open-plan living space and kitchen, creating a bright and welcoming atmosphere. The lodge features three well-proportioned bedrooms, one of which benefits from an en-suite, along with a modern three-piece family bathroom. A wraparound wooden terrace provides stunning countryside views, perfect for outdoor relaxation. Additionally, the property includes two off-road parking spaces for added convenience.

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.

Living Room/Kitchen 19'3" x 17'8" (5.89 x 5.41)

The open-plan living area offers a stylish and functional space, seamlessly combining the lounge, dining area, and fitted kitchen. The lounge and dining space provide versatility for free-standing furniture, ensuring a practical layout. Benefiting from dual-aspect UPVC double-glazed windows and a UPVC double-glazed patio door leading to the patio, the room is bright and inviting. A wall-mounted gas radiator ensures warmth, while the carpeted flooring enhances comfort throughout.

The fitted kitchen boasts a sleek design with matching wall and floor units, offering ample storage and workspace. It features an integrated electric oven, electric microwave, and a four-ring gas hob with an electric extractor fan above. A 1.5 stainless steel sink drainer and integrated dishwasher add to the convenience. The central island provides additional storage and worktop space, enhancing functionality. Dual-aspect UPVC double-glazed windows allow natural light to flood the space, while wood laminate flooring completes the modern look.

Bedroom One 13'3" x 9'5" (4.04 x 2.88)

This spacious double bedroom offers versatility and can easily be configured as a twin room. It provides ample space for free-standing bedroom furniture and includes a built-in wardrobe for added storage. A UPVC double-glazed window allows natural light to brighten the room, while a wall-mounted gas radiator ensures warmth. Carpeted throughout, the room combines comfort and practicality.

Bedroom Two 9'4" x 7'8" (2.86 x 2.36)

This well-proportioned double bedroom offers ample space for free-standing furniture and includes additional room for a built-in wardrobe to maximize storage. It benefits from a modern three-piece en-suite for added convenience. A UPVC double-glazed window allows natural light to fill the space, while a wall-mounted gas radiator provides warmth. Carpeted throughout, the room combines comfort and functionality.

En-suite 5'1" x 4'10" (1.56 x 1.48)

A well-presented en-suite that features a sleek and modern design, comprising a shower, toilet, and sink basin. A UPVC obscure

double-glazed window provides natural light while ensuring privacy. Additional features include a wall-mounted heated towel rail, an electric extractor fan for ventilation, and stylish laminate flooring, combining practicality with contemporary comfort.

Bedroom Three

9'3" x 8'2" (2.83 x 2.50)

This double bedroom offers ample space for free-standing furniture and features a built-in wardrobe for added storage. A UPVC double-glazed window allows natural light to brighten the room, while a wall-mounted gas radiator provides warmth. This room is also carpeted throughout.

Bathroom

7'6" x 6'8" (2.29 x 2.04)

This well-presented three-piece bathroom features a bath with an overhead shower, a toilet, and a sink basin. A wall-mounted heated towel rail provides added comfort, while a UPVC double-glazed obscure window ensures privacy and natural light. The extractor fan enhances ventilation, and stylish laminate flooring completes the modern design.

Outside space

The property boasts a practical and versatile outdoor space featuring a wraparound wooden decking, perfect for family gatherings, BBQs, and alfresco dining. This inviting area offers scenic views of the distant Bristol Channel and the surrounding countryside, creating a peaceful and picturesque setting. Additionally, the property benefits from two allocated parking spaces, ensuring convenience for residents and guests alike.

Agent Notes

Ground rent/site fees are £3855 per annum and have already been paid for this year.

All sales business will be done with ourselves and not the park.

The property is leasehold and a new lease will be drawn up by the park once the purchase has been made.

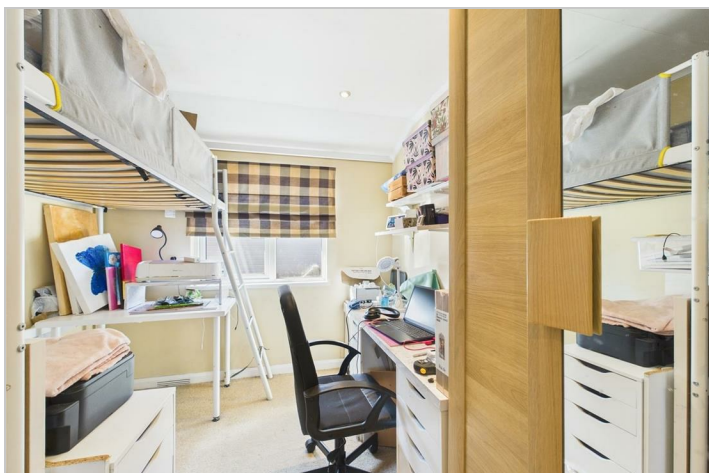
Mullacott Park is a pet friendly park with this specific lodge being part furnished.

We have been made aware from the owner that the water and drainage is mains but the water and the electric is private.

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 along the high street. At the round about take the first exit onto Church Street. Continue along this road until you reach Mullacott round about. Take the first exit and turn left onto Mullacott Park. turn right towards meadow view and follow the round to the end, bear left and follow the road until you reach number 63 which will be on your right 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.

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

Energy Efficiency Graph

