



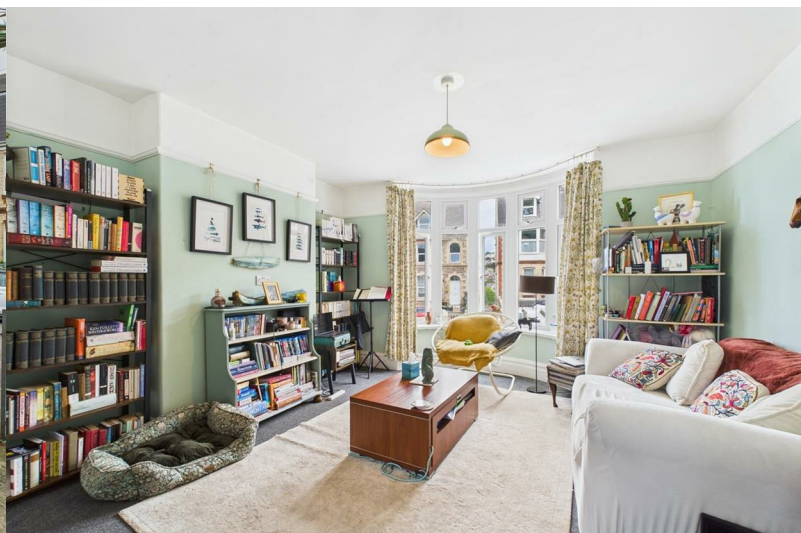
turners



Lamb Park

Ilfracombe, EX34 8DH

Asking Price £249,950



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This well-proportioned three-bedroom family home is located in a highly sought-after residential area on the outskirts of Ilfracombe, just a short stroll from the seafront and the picturesque harbour. Set in an elevated position, the property enjoys scenic views over the surrounding town and offers distant sea views from both the front and rear gardens. Inside, the home boasts spacious, dual aspect living areas filled with natural light. Accommodation includes two generous double bedrooms and a comfortable single bedroom, making it ideal for families or those needing flexible living space. The low-maintenance front and rear gardens provide ideal outdoor areas for relaxation, with the rear garden offering a mix of patio space and lawn framed by colourful planting.

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.

Lobby

3'11" x 4'3" (1.20 x 1.30)

Upon entering the property via the uPVC front door, you encounter the lobby. There is adequate space for storing shoes and jackets.

Hallway

5'6" x 21'11" (1.69 x 6.70)

The hallway allows for direct access to all rooms on the ground floor and the stairs leading to the first floor. The hallway features laminate flooring throughout and a wall mounted radiator.

Living Room/Dining Room

22'11" x 13'1" (7.00 x 4.00)

The partition wall between the living room and dining room has been taken down by the previous owners to allow an open plan, dual aspect living and dining room. The large bay window to the front elevation allows for an abundance of natural light, while the window to the rear elevation looks over the patioed section of the back garden. There are wall

mounted radiators for heat, laminate flooring in the dining area, carpeting in the living room and pendant lighting. The living room has ample space for a large suite and associated furnishings, while the dining room can fit a family sized dining room table and chairs.

Kitchen

8'9" x 9'2" (2.68 x 2.80)

Located at the rear of the property with direct access to the rear garden via the frosted uPVC double glazed door. The kitchen features a mixture of base and eye level units, roll top work surfaces, inset stainless steel sink and built in extractor fan. Two windows to the side aspect allow for natural light. The walls are partially tiled and there is laminate flooring throughout.

Bathroom

9'1" x 6'7" (2.78 x 2.02)

The bathroom benefits from a panelled bathtub with wall mounted shower unit, porcelain hand basin and WC. There is a useful built in storage cupboard, laminate flooring throughout, two opaque uPVC windows for light and modern tiled walls.

Tel: 01271 866421

Primary Bedroom

13'8" x 11'6" (4.17 x 3.51)

A well proportioned double bedroom, benefitting from a large bay window to the front elevation. The original chimney stack provides additional storage space for wardrobes in the alcoves either side. The room has ample space for a large double bed and all other associated bedroom furnishings. Other features include laminate flooring throughout and a wall mounted radiator.

Bedroom Two

11'5" x 12'4" (3.49 x 3.77)

Another very generously sized double bedroom, also featuring the alcove storage either side of the chimney. The uPVC double glazed window to the rear elevation looks out over the rear garden. There is plenty of room for all furnishings and a large double bed. Other features include hard wearing, wood effect, laminate flooring throughout and wall mounted radiator.

Bedroom Three

6'4" x 8'7" (1.95 x 2.62)

Currently housing a large bunk bed with study area underneath. The third bedroom could also allow for a single bed and storage facilities if required. The uPVC window looks out over the front elevation of the property.

Rear Garden

A low maintenance, split level garden with access from the kitchen or the pathway at the rear of the terrace. The upper section has a useful storage unit, pagoda/decking area housing a hot tub and astro turf. There is ample space for all outdoor furnishings and a BBQ for entertaining. There are also distant sea views from the upper section.

Agents Notes

We have been informed by the vendor that gas, electric, water and drainage 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. 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. The property can be found towards the top of the road on the 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

