



Horne Road, Ilfracombe

£155,000 Freehold



turners



25 Horne Road, Ilfracombe, Devon, EX34 8HD

A quaint cottage situated on a quiet road with tidy front and rear courtyards. This charming two-bedroom property is situated just off the High Street within walking distance of the local amenities. Benefits include gas central heating and double glazing. Would make an ideal buy to let property or perfect first time buy. EPC rating: D

- **A quaint two-bedroom terraced cottage**
- **Quiet road close to the High Street**
- **Front and rear courtyard gardens**
- **Boarded and carpeted occasional room**
- **Gas central heating and double glazing**
- **Offers excellent value for money**



Kitchen: 8' 9" x 9' 7" (2.66m x 2.92m)

A great space for family cooking, open and light filled. Solid timber base and eye level cabinets, tiled splash back and inset stainless steel sink and drainer. Space for cooker, fridge, freezer and washing machine. UPVC front aspect window and wall mounted radiator.

Lounge: 14' 1" x 12' 8" (4.29m x 3.86m)

A rear aspect room with central feature fireplace and built in cabinet storage. The room is well proportioned and an excellent size for a cottage of this nature. UPVC back door leads out into the lower courtyard. Wall mounted radiator.

Master bedroom: 8' 11" x 12' 8" (2.72m x 3.86m)

A front aspect double room with ample built in wardrobe space. UPVC window and wall mounted radiator.

Bedroom Two: 7' 8" x 8' 6" (2.34m x 2.59m)

A rear aspect room with UPVC window looking over the garden. Wall mounted radiator. Houses the boiler.

Bathroom: 8' 6" x 4' 9" (2.59m x 1.45m)

A family bathroom with bath and shower above, vanity unit with built in wash basin and low level WC. Partially tiled, new vinyl flooring, frosted UPVC window and wall mounted radiator.

Loft room:

A boarded and carpeted loft room providing excellent additional space/storage with a Velux window.

Outside:

To the front is a small patio yard. To the rear is tiered low maintenance yard with a shed on the ground floor level and an excellent sun trap and drying area on the raised level. On road parking available.

Agents notes:

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

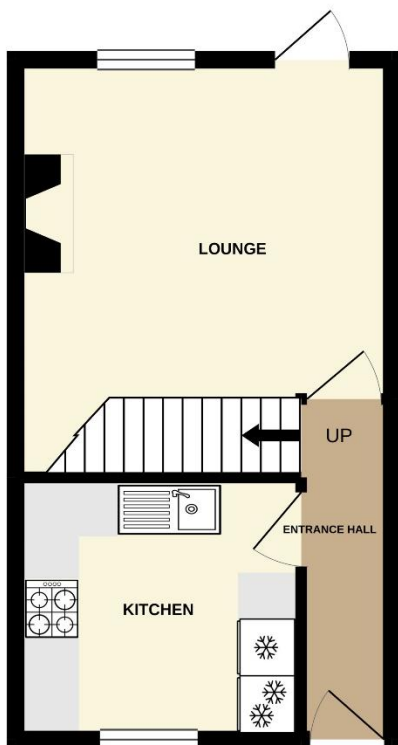
To comply with the property misdescriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details,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

**Directions:**

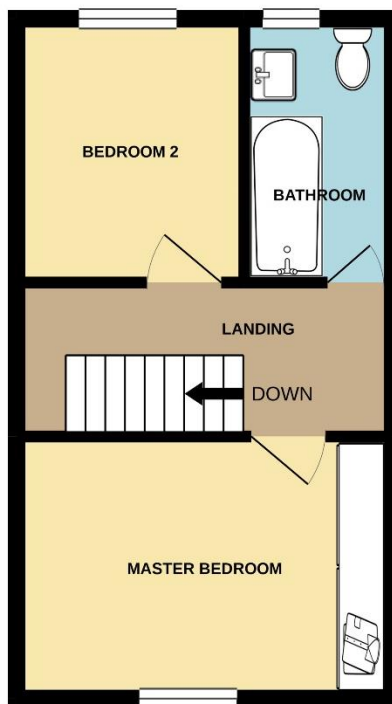
From our office; turn right and head down the High Street towards the War Memorial. When you arrive at the traffic lights turn left onto Horne Road and the property can be found a short distance up on the left hand side.

Council Tax Band: **A**

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.

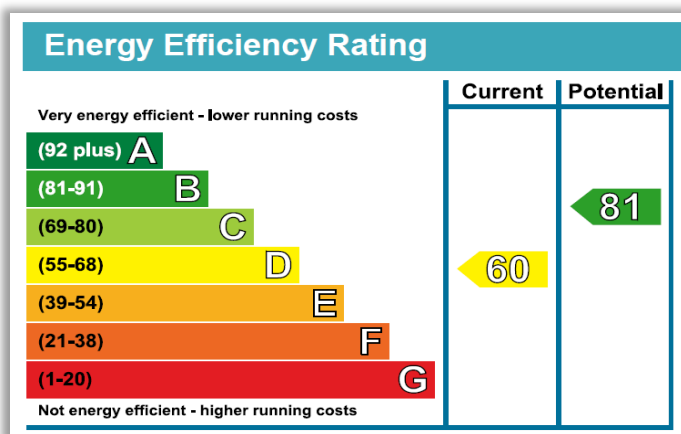


1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



T088 Printed by Ravensworth 01670 713330

equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in the photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



turners

01271 866421

www.turnerspropertycentre.co.uk

sales@turnerspropertycentre.co.uk

135 High Street, Ilfracombe, Devon EX34 9EZ