



turners



28 Cambridge Grove, Ilfracombe, EX34 9JZ

Asking Price £215,000

Presenting this well maintained, three bedroom family home, located in a quiet residential street close to Ilfracombe Town Centre. The property has an abundance of potential, and features a low maintenance rear garden and large workshop, cavernous occasional attic room and spacious living areas and bedrooms. The ground floor has an open and social feel, and retains many of its original features. A viewing is advised to truly appreciate all this property this has to offer. EPC Rating: E

Front Courtyard

Entering from the road side, there is a small paved area leading to the front door of the property.

Kitchen 15'8" x 8'6" (4.78 x 2.59)

The kitchen is accessed via the uPVC front door. a light and spacious kitchen featuring inset spot light, base and eye level units, tiled flooring and partially tiled walls. There is an abundance of work surface space and two uPVC double glazed windows to the front and side elevation.

Dining Room 12'5" x 11'4" (3.78 x 3.45)

Located between the kitchen and living room. The dining room area boasts an original, exposed brick chimney stack, currently not in use. The space is currently being utilised as a music room, but has ample space for a large dining room suite and associated furnishings. The uPVC window looks out over the rear elevation.

Living Room 12'0" x 13'3" (3.66 x 4.04)

The living room is dual aspect and benefits from an abundance of light via the large bay windows. The chimney stack houses an inset gas heater, as well as wall mounted radiators. The partition between the dining and living rooms has been taken down, allowing for a social feel and easy flow between rooms. There is carpeting throughout, space for a large living room suite, original cornicing and ceiling rose.

Rear Porch 4'3" x 3'5" (1.30 x 1.04)

The rear porch leads out to the garden and is accessed from the ground floor hallway.

Bathroom 6'1" x 9'6" (1.85 x 2.90)

The bathroom is situated on the first floor landing. The space features a large corner bath, porcelain hand basin and WC. The obscure window allows for natural light. The bathroom also houses the combi boiler and features carpeting and a wall mounted radiator.

Master Bedroom 12'5" x 9'6" (3.78 x 2.90 (3.79 x 2.89))

A large and airy double bedroom with views over the rear garden. The Master Bedroom has ample space for a large double bed and all associated bedroom furnishings. Also featuring a uPVC double glazed window and laminate flooring.

Bedroom 2 12'5" x 10'3" (3.78 x 3.12 (3.79 x 3.13))

Currently being utilised as a reading room, this large double bedroom has space for all associated furniture. The uPVC window looks over the front of the property. The room features the original cornicing and has additional storage either side of the chimney stack.

Bedroom 3 12'3" x 6'11" (3.73 x 2.11 (3.74 x 2.10))

Smaller than the other two bedrooms, this would be

the ideal child's room, office or study. The window is to the rear elevation and has carpeting throughout with a wall mounted radiator.

Occasional Room 11'9" x 11'4" (3.58 x 3.45)

The ideal playroom, this space has additional storage in the eaves which runs the length of the room. A very useful feature for any family. The Velux window allows for exceptional sea and countryside views, even across the channel towards Wales.

Outside Space

The rear garden is low maintenance with paving slabs on both tiers. At the end of the garden is a large workshop/shed that has a multitude of uses. One side of the boundary is a wooden fence, whilst the other is a stone wall. A great entertaining space, with space for all outside furniture.

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 offices turn right along the High Street. Take the left on to Marlborough Road, then immediately left on to Highfield Road. Carry on along this road and towards the brow of the hill Cambridge Grove will appear on your left hand side. Number 28 is located at the bottom of the hill on your right.

Floor Plan

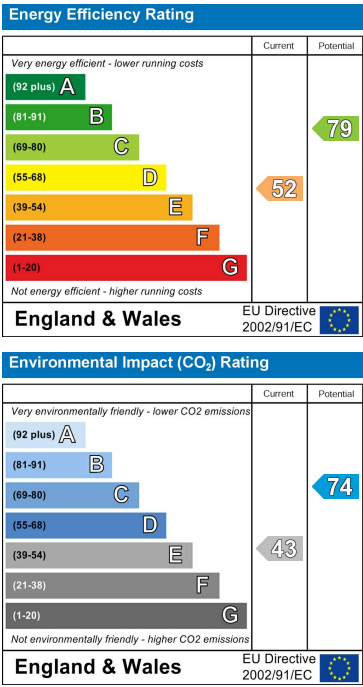


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



Energy Efficiency Graph



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.