



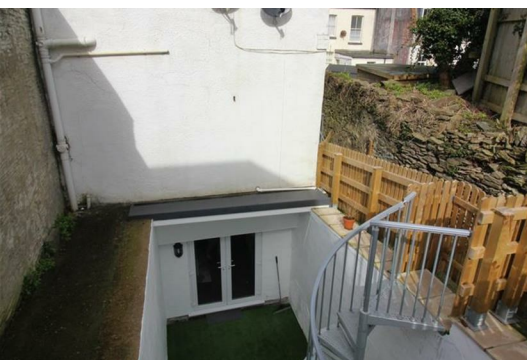
4 Victoria Mews High Street

Ilfracombe

Asking Price £135,000



A recently renovated, one of a kind, one bedroom terraced house situated in the heart of Ilfracombe. The newly refurbished property boasts an enclosed suntrap rear garden, with stylish spiral staircase for access. Tucked away in a secluded location off the main High Street, the property benefits from a keypad entry system, spacious living areas and a close proximity to all local amenities, facilities and attractions.



Entrance Hallway

Entering via the front door, the entrance hall allows for direct access to the upper floor, or into the kitchen/diner. There is ample space for a shoe rack, and also benefits from a new high heat retention heater.

Kitchen/Diner 13'0" x 12'8" (3.98 x 3.88)

Situated on the ground floor, the newly installed kitchen occupies the far side of the room, with space for a small dining room table and chairs on the other. The kitchen features, modern and stylish base and eye level units, hob, oven and extractor unit. The bright and airy room features sliding double glazed windows and new laminate flooring throughout.

Master Bedroom 16'2" x 9'8" (4.95 x 2.95)

Situated on the first floor, the Master Bedroom benefits from an abundance of light via the three large windows to the front elevation of the property. The alcove allows for additional storage, whilst the main room has ample space for a large double bed and all associated furnishings.

Bathroom 9'8" x 4'10" (2.95 x 1.48)

The bathroom is located on the first floor, next to the Master Bedroom. The space features a panelled bathtub, with wall mounted shower unit, mixer taps and a partially tiled wall. A good sized room with porcelain sink, WC, extractor fan, heated towel rail and laminate flooring throughout.

Living Room 15'6" x 11'8" (4.74 x 3.57)

A well proportioned, recently renovated living room with direct access to the suntrap rear garden. The room is situated on the lower ground floor with uPVC double doors leading out to the garden. A great space for entertaining, the room also features high heat retention heaters, new carpeting throughout, pendant lighting and enough space for a small table and chairs. The alcove under the stairs also offer additional storage.

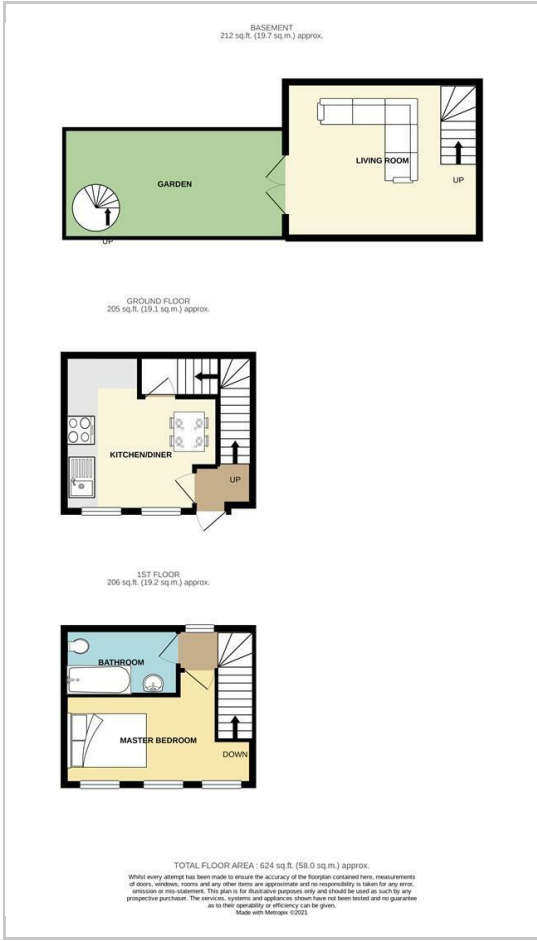
Garden 18'5" x 9'1" (5.62 x 2.79)

An excellent addition to the property, this magnificent suntrap rear garden is located off the living room. You can access the space from there, or via the spiral staircase from the ground level. The garden has been laid with hard wearing astro turf for convenience.

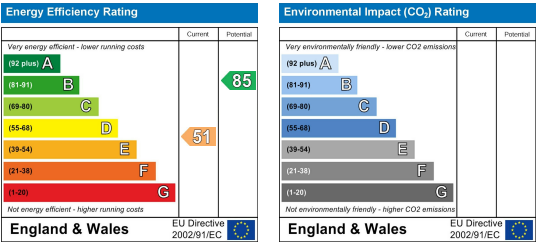
Area Map



Floor Plans



Energy Efficiency Graph



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