



2 Eaton Place



2 Eaton Place

West Down, Ilfracombe, Devon, EX34 8NF

Village amenities [shop/pub/church/bus services/school all close by] Woolacombe/Ilfracombe/Braunton - 10 minutes.

A well presented mid terraced character residence at the centre of this sought after village, close to the Coast.

- Hall, Sitting Room
- Kitchen/Dining Room
- 3 Bedrooms, Bathroom, Cloakroom
- Small front garden
- Courtyard, rear garden & sheds
- Parking for 4
- No upward chain
- Ideal main/second home/holiday let
- Council Tax Band C
- Freehold

Offers In Excess Of £295,000

SITUATION & AMENITIES

West Down is a sought-after village that one drives to rather than through, situated approximately 15 minutes from the North Devon Coastline. The village amenities include a community shop, village pub, church and an excellent primary school which continues to produce outstanding reports from Ofsted. Every Monday a mobile fish and chip van comes into the village square and on another night a van sell's pizzas. There is also a regular bus service too and from the village which is situated equidistant from the coastal town of Ilfracombe and the larger village of Braunton. Woolacombe Bay with its award winning 'Blue Flag' surfing beach is approximately 4 miles away, with the other well-known resorts of Croyde, Putsborough and Saunton (also with championship golf course) nearby. Barnstaple the regional centre is easily accessible, within around 30 minutes and offers many of the big-name shops, a rail link, live theatre and District Hospital, as well as direct access onto the main A361 North Devon Link Road, which joins the M5 at Junction 27 and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours.

DESCRIPTION

This quirky 'town house' in a village, presents painted rendered elevations with double glazed windows, beneath a slate roof. The accommodation is arranged over three storeys and is tastefully modernised and well presented. The property is considered ideal as a principal residence, second home, holiday let or combination of these uses. Many of the contents are available by separate negotiation if required. The plantation style window blinds are included in the sale.



GROUND FLOOR

Half glazed door to ENTRANCE HALL with stripped wood flooring, storage cupboard and open storage beneath the stairs. SITTING ROOM with stripped wood flooring, fitted storage cupboard and window overlooking the village square. KITCHEN/DINING ROOM in two distinct 'zones', within the dining area there is an ornamental fireplace and built in shelved storage cupboards flanking either side. There is tiled flooring throughout. The kitchen is in a white theme with granite effect work surfaces, these incorporate a single drainer moulded sink, cupboards beneath, matching range of wall mounted cupboards, integrated dishwasher, plumbing for washing machine (x2). New World electric and Calor Gas range, brushed stainless steel extractor hood, wall mounted gas fired boiler for central heating and domestic hot water, half glazed door leading to the courtyard. HALF LANDING with stable door to CLOAKROOM with low level WC and display recess.

FIRST FLOOR

LANDING. BEDROOM 2 with window to front overlooking the village square. BEDROOM 3 overlooking the rear courtyard. FAMILY BATHROOM in a grey theme with panelled bath, handheld shower attachment, tiled shower cubicle, low level WC, wash hand basin with cupboard under and illuminated will mirror above. Heated towel rail, tiled floor and walls, extractor fan.

SECOND FLOOR

BEDROOM 1 a good-sized room with window overlooking the village square, big enough as a BED/SITTING ROOM or a family room if the cottage is holiday let.

OUTSIDE

To the front is a SOUTH FACING COURTYARD with room to accommodate a table and chairs, this is wall enclosed, topped by original wrought ironwork and pedestrian gate. There are four parking spaces which are not on the registered title of the property but used by the vendors without interference and claimed as resident's parking. At the rear, immediately behind the kitchen is a PAVED COURTYARD which has an outside tap and Belfast sink, ideal for washing wellies or the dog. There is a right of way for 3 Eaton Place to cross the courtyard and likewise 2 Eaton Place also enjoys a right of way across the rear of number 1. Steps and a clematis clad archway then allow access via a pathway to an ENCLOSED 'SECRET' GARDEN which is laid to lawn and measures overall around 32' x 23', there are TWO GARDEN SHEDS, a washing line and a good deal of seclusion and privacy. The sheds are on a concrete pad and could potentially be replaced by an office/studio etc.

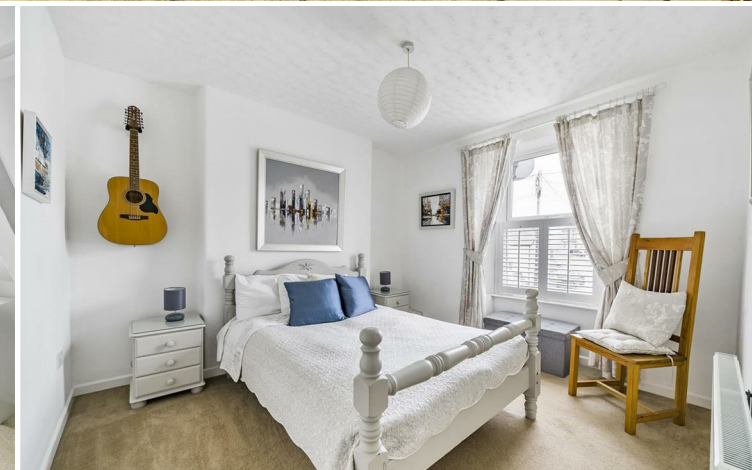
DIRECTIONS

Entering the village from the Braunton direction, as you reach the square look to your left and Eaton Place can be found on your left, a row of three cottages, of which number two is central.

<https://w3w.co/ratio.invest.indicate>

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

Approximate Area = 1072 sq ft / 99.6 sq m
 Limited Use Area(s) = 55 sq ft / 5.1 sq m
 Total = 1127 sq ft / 104.7 sq m
 For identification only - Not to scale

Denotes restricted head height

First Floor

Second Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1004006