



Ocean Spray



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Rupertswood Terrace, Ilfracombe Harbour, Devon, EX34 9EW

Beach/ Town Centre/The Torrs all walking distance. Barnstaple 11 miles.

A fantastic waterside property enjoying a secluded and private setting with breath-taking views of Ilfracombe Harbour, surrounding cliffs, Capstone and beyond.

- Stunning Views of Ilfracombe Harbour
- Private Terrace Garden with Views
- No Chain
- Business Rates Apply
- 3 Bedroom Detached Bungalow
- Ideal 2nd Home/Holiday Let/Main Home
- Popular Holiday Property
- Freehold

Guide Price £499,950

SITUATION AND AMENITIES

Located above Ilfracombe Harbour and its sandy beach, the towns amenities and facilities are within walking distance, including supermarkets, theatre, cinema, indoor swimming pool, along with a secondary school, cottage hospital, doctors surgery, range of pubs and restaurants. From the harbour, there is a ferry to Lundy Island and boat trips along the coastline. Barnstaple, North Devon's regional centre is about 12 miles and includes more extensive shopping, supermarkets, leisure centre, college, North Devon regional hospital and its famous Pannier Market and Butchers Row. The property is located close to Exmoor National Park, which is an Area of Outstanding Natural Beauty, and extremely popular with walkers, cyclists and horse riders all year round. The coastline is renowned for its spectacular landscape, ranging from high open moorland, wooded combes and dramatic sea cliffs. The West Somerset and North Devon coastline is easily accessible including the popular surfing beaches of Croyde, Saunton and Woolacombe. There are many sporting facilities in the area including golf at Ilfracombe itself, Saunton, Barnstaple and the Royal North Devon Golf Course at Westward Ho!, which is the oldest course in England.



DESCRIPTION

A rare opportunity to purchase a single storey waterside property enjoying a secluded and private setting with breath-taking views of Ilfracombe Harbour, surrounding cliffs, Capstone and beyond. The accommodation is light, well presented and includes an open plan Kitchen/Dining Room, 3 Bedrooms, Sitting Room all with views and Bathroom. The property also benefits from an attractive terraced rear garden which enjoys views across the harbour and out to sea. The property may also have scope to create further accommodation subject to obtaining the necessary planning permission.

SERVICES

All mains services connected. Gas fired central heating. According to Ofcom Superfast broadband is available in the area.

DIRECTIONS

At the front in Ilfracombe, with the Landmark Theatre to your left, continue along St James Place and at the T junction, turn right at the RNLI shop and second left into Broad Street. Parking can be found in the pay and display carpark off Ropey Road or nearby in Quayfield Road. The property can only be accessed on foot via a footpath off Quayfield Road with steps and meandering pathway up to Rupertswood Terrace, where the property can be found at the end of the row of properties.

WHAT3WORDS///saga.bracing.legroom

AGENTS NOTE

The contents of the property may be available by negotiation. There may also be an opportunity to purchase some additional garden which is located nearby.

PARKING

Parking can be found nearby on street at Quayfield Road or Ropey Road pay and display Carpark

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (122 plus) | A | | 84 |
| (81-121) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Approximate Gross Internal Area = 65.2 sq m / 702 sq ft

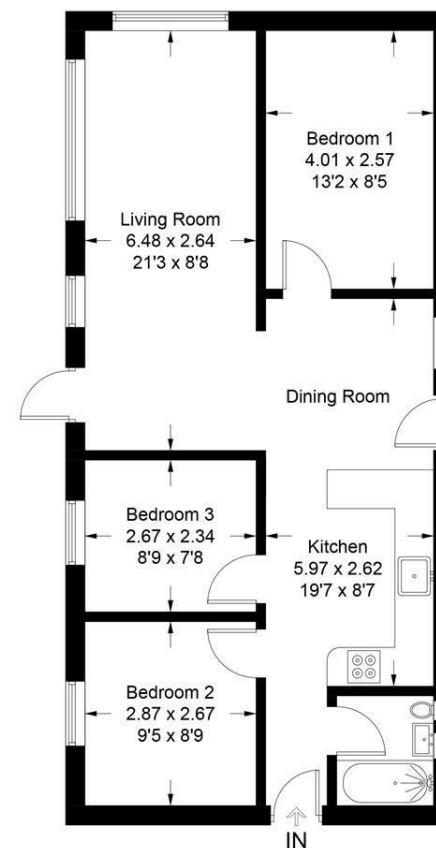


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