



**2 Pine Close, Ilfracombe, EX34 9RY**

**£349,950**

No Onward Chain! This newly decorated, detached 3-bedroom home, located in a sought-after cul-de-sac, offers sea views and private driveway parking. With low-maintenance gardens, open-plan kitchen, and spacious living areas, it's perfect for family living.



## Description

This delightful 3-bedroom detached home is situated in one of Ilfracombe's most sought-after modern developments, newly decorated throughout and nestled in a quiet cul-de-sac, making it a fantastic opportunity. The location offers a peaceful, child-friendly environment, away from busy roads.

One of the standout features of this property is the converted garage, which has been transformed into an extended open-plan kitchen and dining area, complete with a breakfast bar—perfect for family gatherings and entertaining. Off the kitchen, you'll find a convenient WC and a separate utility room with power and plumbing for both a washing machine and tumble dryer.

The property has been well-maintained over the years and benefits from UPVC double glazing and a brand new boiler serving the gas central heating. Upstairs, the master bedroom overlooks the rear of the property, offering lovely sea views, and features an ensuite WC and hand basin. Two additional bedrooms, along with a family bathroom boasting a separate bath and shower, complete the four-piece suite. The landing area offers ample storage with two built-in cupboards and access to loft space.

Externally, the property boasts a well-maintained front garden and private driveway parking. There is convenient side access to both the front door and the rear garden, which enjoys sea views. The back garden is a blend of patio and lawn, bordered by hardy shrubs, offering a perfect space for outdoor relaxation and entertaining.

This charming home is perfectly suited for any lucky buyer, offering both space and comfort.

## Living Room 18'4" x 11'9" (5.60 x 3.60)



## Kitchen / Dining Room 18'0" x 10'2" (5.50 x 3.10)



## Utility 6'11" x 4'11" (2.11 x 1.50)

## Downstairs W.C

## Bedroom 1 12'1" x 9'6" (3.70 x 2.90)



## Ensuite WC

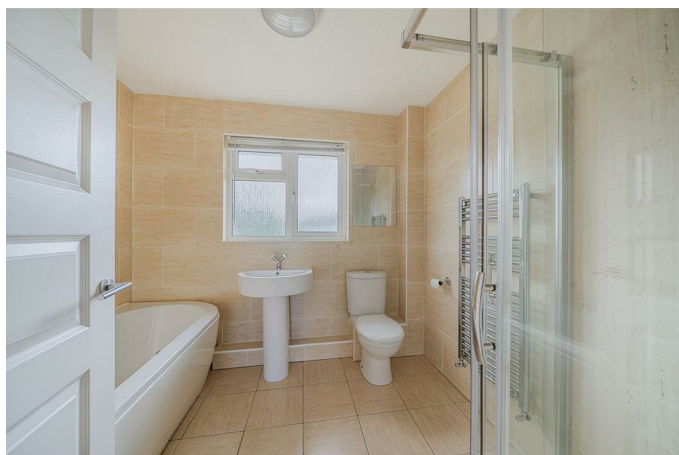
## Bedroom 2 10'2" x 9'6" (3.10 x 2.90)



### Bedroom 3 8'6" x 6'10" (2.60 x 2.10)



### Bathroom



### Information

Freehold

Vacant possession

No onward chain

All mains services

Ultra fast broadband available

EE, 3, Vodafone and O2 all have very likely good signal externally

Vodafone has likely good signal internally

More information is available on the Ofcom website

### Note

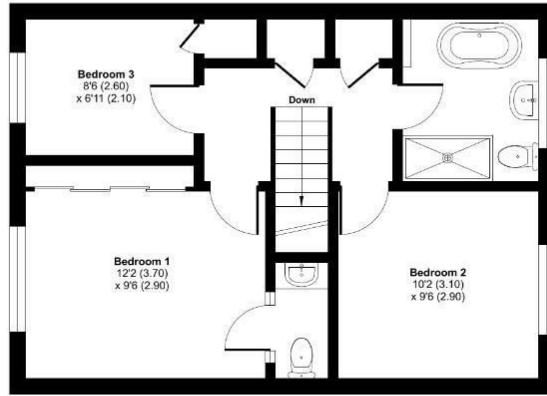
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

# Floor Plan



## Pine Close, Ilfracombe, EX34

Approximate Area = 966 sq ft / 89.7 sq m (excludes store)  
For identification only - Not to scale



FIRST FLOOR

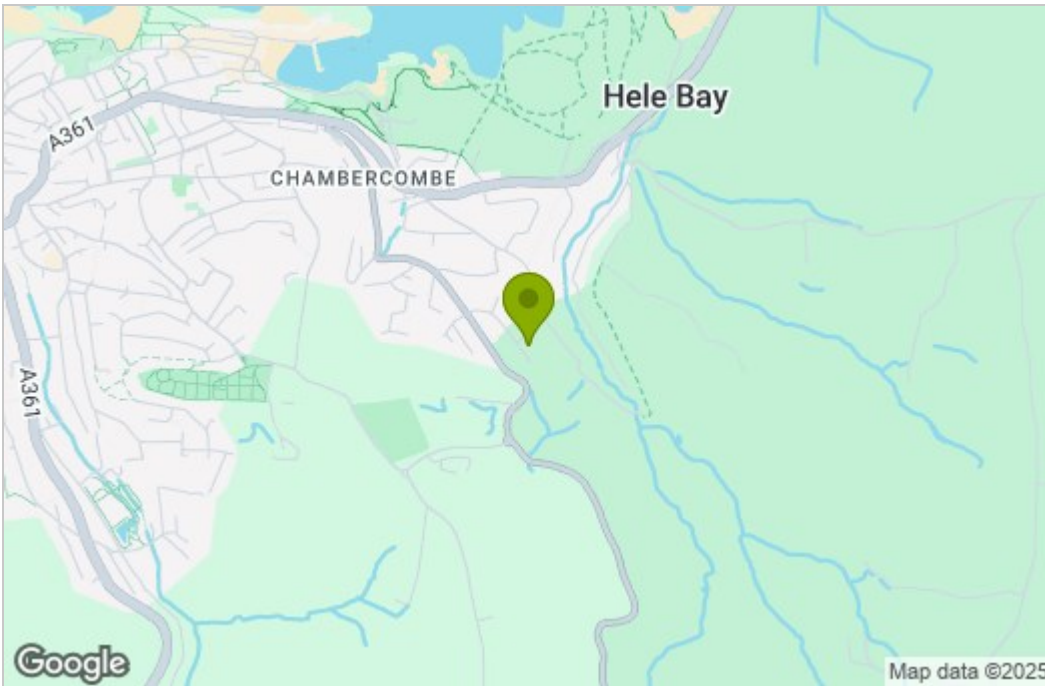


GROUND FLOOR

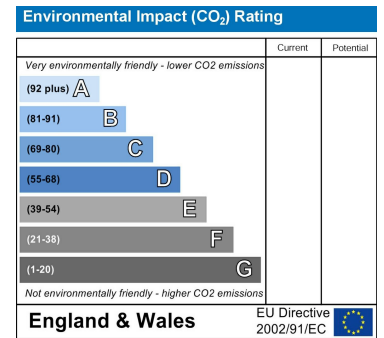
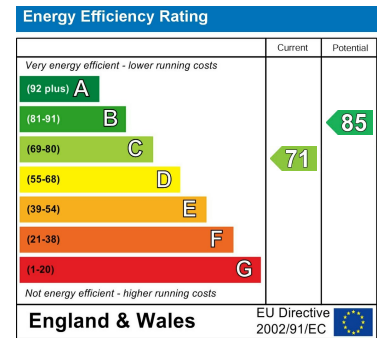


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Springfield (UK) Ltd (Collyers Properties). REF: 1189640

# Area Map



# Energy Efficiency Graph



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