



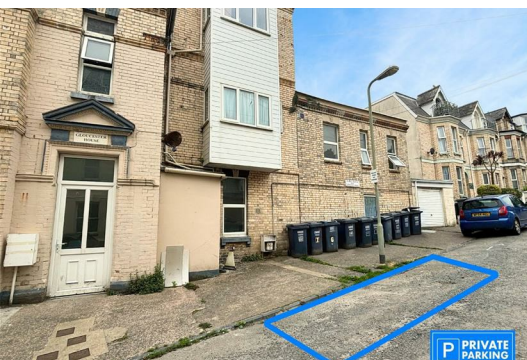
Gloucester House

Wilder Road, Ilfracombe, EX34 8BS

Price Guide £99,985



Well-presented, chain-free property offering spacious accommodation, modern kitchen, bright living room, generous double bedroom and low-maintenance shared courtyard.



Property Description

This well-presented property offers spacious and practical accommodation throughout and would make an excellent choice for a first-time buyer, professional couple or investor. Offered for sale on a chain-free basis, the property provides a fantastic opportunity for a smooth and straightforward purchase.

Upon entering, the property benefits from a spacious entrance hallway, providing a welcoming introduction to the home and offering useful space for storing coats, shoes and other everyday items.

The large and bright living room is a particularly appealing reception space, benefiting from both front and rear-facing windows which allow plenty of natural light to fill the room throughout the day. There is ample space for a comfortable sofa suite and additional living room furniture, making this a versatile area for both relaxing and entertaining.

To the rear of the property is a modern and well-appointed kitchen, thoughtfully designed to provide a good balance of storage and preparation space. The kitchen features a generous range of base and eye-level cupboards, complemented by attractive wooden worktops and an inset stainless-steel sink and drainer. Neutral tiled flooring and splashbacks create a clean and contemporary finish, while the built-in oven and hob provide essential cooking facilities. There is also designated space for additional white goods.

The first-floor landing is well lit and provides access to all rooms on this floor. The spacious double bedroom benefits from two double-glazed windows overlooking the front of the property, allowing an abundance of natural light into the room. There is more than sufficient space for a double bed along with a range of additional bedroom furnishings, making this a comfortable and versatile principal bedroom.

The bathroom is partially tiled and fitted with a practical suite comprising a bath with an overhead electric shower, WC and wash basin. The room provides a functional space for everyday use and offers scope for personalisation to suit individual tastes.

Externally, the property benefits from access to a low-maintenance shared rear courtyard, providing a useful outdoor area ideal for sitting out, enjoying some fresh air or storing outdoor items without the upkeep associated with a larger garden.

Overall, this is a well-presented and generously proportioned property offering a combination of bright accommodation, a modern kitchen, useful outside space and a chain-free sale, making it an appealing opportunity for a range of buyers.

Location

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

Directions

Head South West along the High Street towards Meridian Place. At the traffic lights turn right onto Northfield Road. Proceed to the next set of traffic lights and turn onto Wilder Road where the property can be found on the left hand side.

Agents Notes.

We have been informed by the vendor of the following:

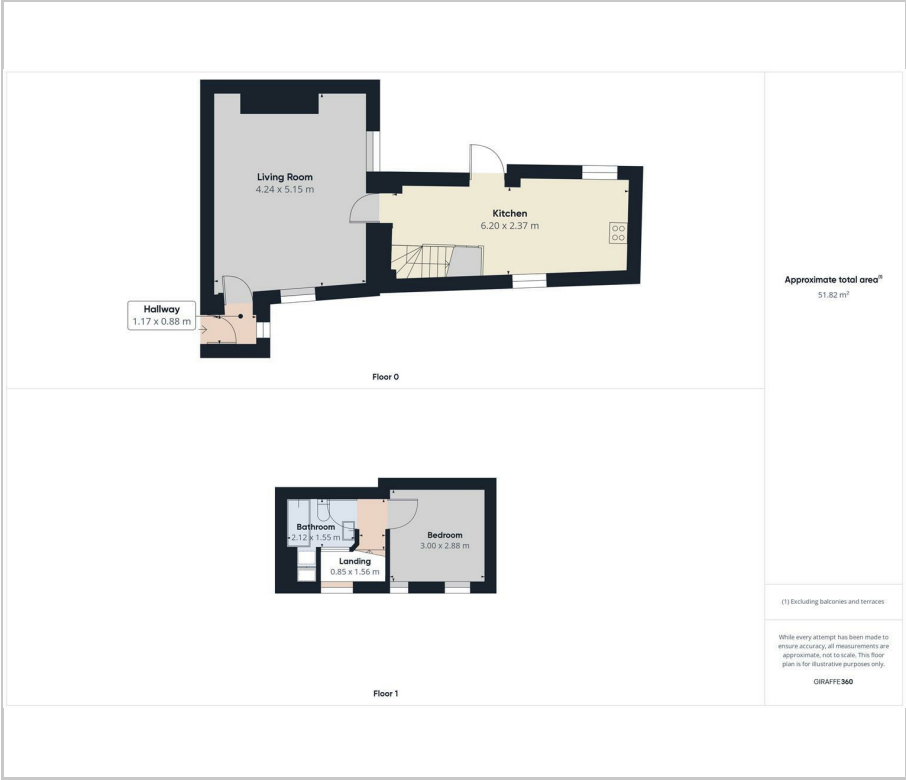
There are 969 years left of a 999 year lease.

The monthly service charge is £50.

The buildings insurance is £178 per annum. There are no restrictions on letting and pets are allowed within the building.

Gas, electric, water and drainage are all mains connected.

Floor Plans



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.

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421
Email: sales@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Area Map



Energy Efficiency Graph

