



# turners



## Wilder Road

Ilfracombe, EX34 9QA

Asking Price £215,000



# 1 Sandringham Villas, Wilder Road

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Situated just moments from Ilfracombe's iconic Tunnels Beaches and a short stroll to the vibrant harbour, this well-presented Victorian terraced home offers charm, character, and convenience. The property features three well-proportioned bedrooms, a comfortable living room complete with a built-in utility cupboard, a functional kitchen, a modern three-piece family bathroom, and an additional two-piece WC. To the rear, a private courtyard provides a quiet outdoor retreat—perfect for relaxing or al fresco dining. Ideally located for coastal living, this home is perfectly suited for families, first-time buyers, or as a holiday investment.

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.

## Hallway

6'3" x 3'0" (1.92 x 0.93)

A welcoming and functional entrance hall featuring warm wood effect flooring, a wall-mounted gas radiator for year-round comfort, and convenient access to the private rear courtyard. This space sets the tone for the rest of the home, combining practicality with a touch of charm.

## Living Room

10'5" x 9'9" (3.20 x 2.98)

A well-proportioned and versatile living room offering ample space for free-standing lounge furniture and a dining table, enhanced by the extended area from the charming sash bay window. This inviting space also features a practical utility cupboard housing the combi boiler with plumbing and space for a washing machine. Finished with a wall-mounted gas radiator and wood effect flooring throughout, the room balances comfort with functionality.

## Kitchen

9'3" x 7'6" (2.84 x 2.30)

A stylish and well-equipped kitchen featuring matching wall

and floor units, a four-ring electric hob with an extractor fan above, and an integrated electric fan oven below. The ceramic sink drainer is perfectly positioned beneath a large bay window, flooding the space with natural light. There is also space for a small fridge freezer, and the room is finished with elegant wood effect flooring throughout.

## Bedroom One

10'11" x 10'4" (3.35 x 3.15)

Situated on the top floor, this well-proportioned double bedroom offers ample space for free-standing bedroom furniture and includes a built-in wardrobe for added convenience. A charming sash bay window brings in natural light and character, while a wall-mounted gas radiator provides warmth. The room is carpeted throughout, creating a cosy and inviting atmosphere.

## Bedroom Two

10'11" x 10'2" (3.33 x 3.12)

Similarly sized to the primary bedroom, this well-presented double bedroom offers ample space for free-standing furniture and includes a built-in wardrobe for convenient storage. A charming sash bay window allows natural light to

fill the room, while a wall-mounted gas radiator ensures year-round comfort. The room is carpeted throughout, adding warmth and a homely feel.

### Bedroom Three

10'3" x 8'6" (3.13 x 2.60)

Bedroom three is a comfortable and well-sized space that accommodates free-standing furniture. A sash bay window brings in natural light and character, while a wall-mounted gas radiator provides warmth. The room is fully carpeted, creating a cosy and inviting atmosphere.

### Bathroom

10'7" x 8'6" (3.24 x 2.60)

This modern, thoughtfully designed three-piece suite features a bath with a shower overhead, a sleek sink basin with a built-in storage cupboard below, and a toilet. A sash bay window adds natural light and character to the space, complemented by a wall-mounted gas radiator for comfort. Additional features include an electric extractor fan and stylish wood effect flooring throughout, combining practicality with contemporary design.

### WC

5'1" x 2'9" (1.55 x 0.86)

Located on the first floor, this stylish and convenient two-piece suite comprises a modern toilet and sink basin. An obscure window offers natural light while maintaining privacy, and the room is finished with wood effect flooring, adding a contemporary touch.

### Outside Space

This property boasts a low-maintenance, private rear courtyard that becomes a delightful suntrap during the

warmer months. The space comfortably accommodates small outdoor furniture, making it an ideal setting for al fresco dining or relaxing outdoors in a peaceful, enclosed environment.

### Agent Notes

Parking - the current owner currently rents a near by parking space at the cost of £50 a month. This will be subject to availability.

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property misdescriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

### Directions

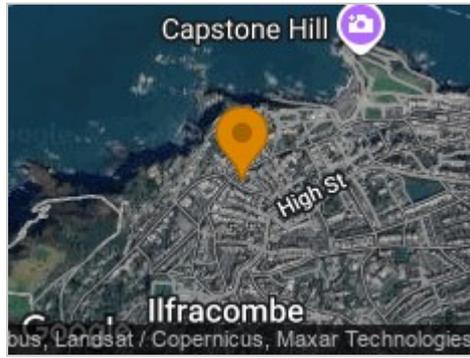
From our office, head south-west on High Street/A361 towards meridian place. At the first set of traffic lights, turn right onto Northfield Road. At the next set of light turn right onto Wilder Road where the property will be directly on your right hand side.



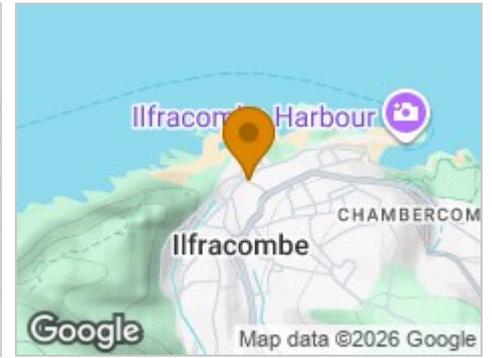
## Road Map



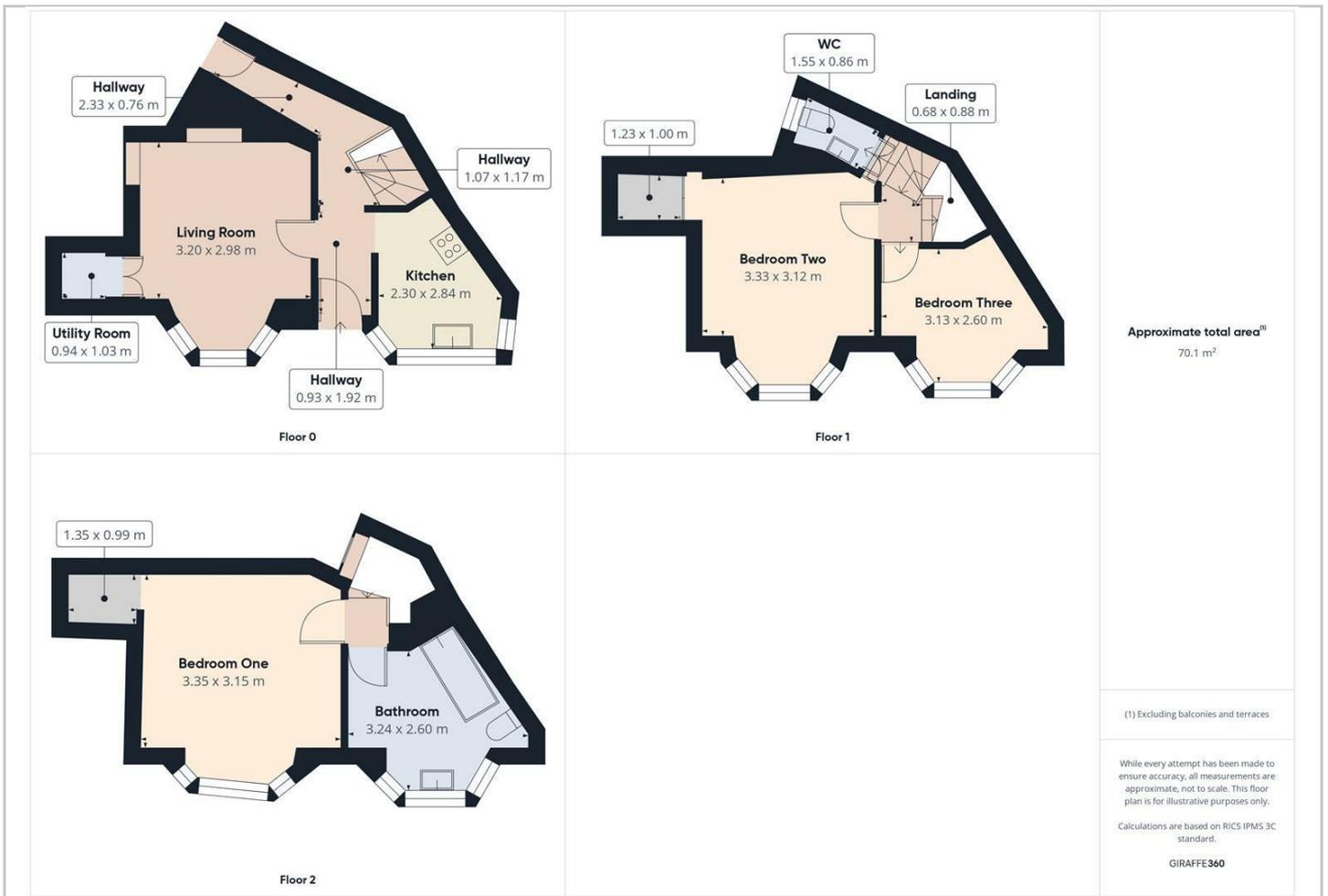
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

