



# turners



## Regent Place

Ilfracombe, EX34 9AB

**Price Guide £259,500**



Spacious four-bedroom end-terrace home, beautifully presented and ready to move into. Close to Ilfracombe High Street and harbour—ideal for first-time buyers or investors.



## Property Description

A beautifully presented family home that is ready to move straight into, ideally located within a short walk of Ilfracombe's bustling Harbour and High Street with its range of shops, cafés and local amenities. This charming property would make an ideal purchase for first-time buyers or investors alike.

The accommodation offers generous and versatile living space, comprising four spacious double bedrooms, a bright and comfortable living room, and a large kitchen perfect for family life or entertaining. A separate utility room provides additional practicality, while the home is served by both a three-piece bathroom suite and a separate three-piece shower room.

The property retains a wealth of character throughout, featuring attractive fireplaces and traditional sash windows that add charm and period appeal. Combining space, character and a convenient location, this delightful home offers an excellent opportunity for those looking to enjoy coastal living in the heart of Ilfracombe.

## 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.

## Agent Notes

- Potential rental income £1000pcm

## Direction

From our office, head towards Meridian Place for 0.1 miles and turn right at the first set of traffic lights onto Northfield Road. At the next set of lights, turn right onto Wilder road and in 344ft, turn right onto Regent place where you will find the property at the top of the road on the right hand side.

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

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## Area Map



## Energy Efficiency Graph

