



turners



Chambercombe Road

Ilfracombe, EX34 9PH

Price Guide £270,000



63 Chambercombe Road

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Property description

Situated in the highly sought-after Chambercombe Road, this spacious three-bedroom end-of-terrace house offers an excellent opportunity for first-time buyers, growing families and investors alike. Ideally positioned within easy walking distance of a range of local amenities, convenient transport routes and Ilfracombe's bustling harbour, the property combines generous accommodation with a desirable location. The property is offered for sale with the benefit of a chain-free sale, allowing for a potentially straightforward purchase.

Upon entering, the spacious entrance hall provides an ideal area for storing coats, shoes and everyday essentials, while also creating a welcoming introduction to the accommodation. The ground floor continues with a generously proportioned living room, offering ample space for comfortable seating and family living. A separate dining room provides an excellent space for entertaining and family meals, while the fitted kitchen offers practical storage and workspace. A convenient two-piece WC completes the ground-floor accommodation.

To the first floor are three well-proportioned bedrooms, providing versatile accommodation suitable for families, guests, a home office or hobbies. The bedrooms are served by a three-piece family bathroom suite, providing the necessary facilities for modern family living.

A particularly useful feature of the property is the additional basement accommodation, which significantly enhances its versatility and storage potential. The basement comprises a utility room with direct access to the rear garden, alongside two further large basement rooms which could be utilised for storage, a workshop, hobbies or a variety of other purposes, subject to any necessary permissions.

Externally, the property benefits from a large front driveway providing parking for approximately two to three vehicles, a valuable feature for a property in such a convenient location. To the rear is a low-maintenance garden, providing an outdoor space that can be enjoyed without extensive upkeep.

Overall, this is a well-proportioned three-bedroom family home with excellent additional basement space, generous parking and a convenient location, making it an appealing opportunity for those looking to take their first step onto the property ladder, accommodate a growing family or add a potentially attractive property to an investment portfolio.

Location

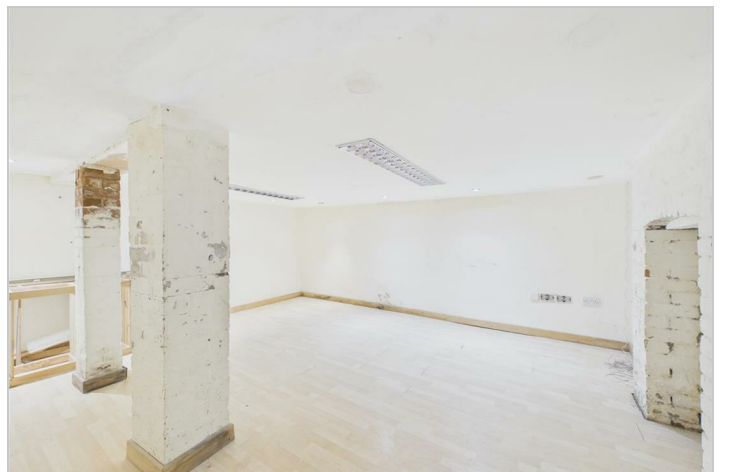
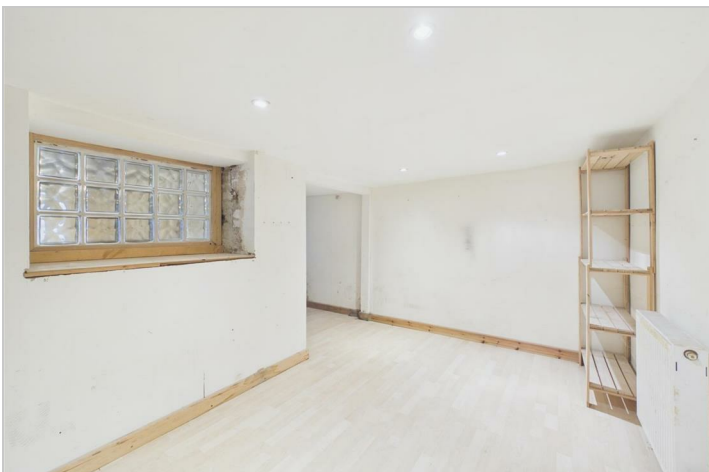
Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

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

From our office head North up the High Street onto Portland Street and then Hillsborough Road on the A399 towards Combe Martin. once you pass the Thatch Pub, take a right turning onto Chambercombe Road. Follow this road to the top where you will find the property on your left hand side.

What3words: tooth.incomes.tend



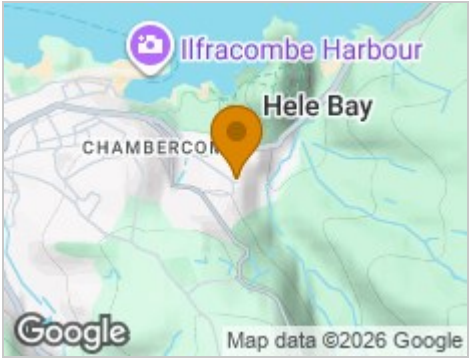
Road Map



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

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Energy Efficiency Graph

