



# turners



## Cambridge Grove

Ilfracombe, EX34 9JZ

Asking Price £170,000



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# 26 Cambridge Grove

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This mid-terraced family home is in need of modernisation throughout, offering great potential for those looking to update and personalise. The property features three excellently sized bedrooms, a large kitchen, a well-proportioned dining room, and a spacious lounge. Additionally, there is a large four-piece bathroom suite. The home benefits from a low-maintenance front garden and a large rear garden with beautiful sea views, providing plenty of space for al fresco dining and outdoor relaxation.

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.

## Living Room

11'10" x 13'0" (3.61 x 3.98)

The living room is spacious and well-proportioned, offering ample room for free-standing lounge furniture. A large UPVC double-glazed bay window fills the room with natural light, showcasing views of the rear garden and the Bristol Channel. The room also features an electric fireplace and is carpeted throughout, adding comfort and warmth.

## Kitchen

15'8" x 8'10" (4.80 x 2.71)

The kitchen is in need of complete renovation but offers a generous footprint, providing plenty of potential to create a dream kitchen. It features space for an electric or gas cooker, a fridge freezer and space/plumbing for a washing machine and dishwasher. The room currently includes a stainless steel sink, a UPVC double-glazed window, a combi boiler and laminate flooring. With some renovation, this space can be transformed into a modern and functional kitchen.

## Dining Room

12'5" x 9'8" (3.79 x 2.97 )

The dining room is spacious, offering plenty of room for free-standing furniture. It also provides excellent storage with built-in cupboards and shelving units. The room is bright, featuring a UPVC double-glazed window, and is kept warm with a wall-mounted gas radiator. Carpeted throughout, it creates a comfortable and functional space for dining and storage.

## Bedroom One

12'4" x 11'0" (3.78 x 3.37)

The large double bedroom offers excellent space for free-standing bedroom furniture. It features a large UPVC double-glazed window that allows plenty of natural light, a wall-mounted gas radiator for warmth, and is carpeted throughout.

### Bedroom Two

12'0" x 9'10" (3.66 x 3.00)

This well-proportioned double bedroom offers ample space for free-standing furniture, providing a comfortable and versatile living area. It features a UPVC double-glazed window, allowing for plenty of natural light and showcasing beautiful sea views. The room is fitted with a wall-mounted gas radiator for efficient heating and is carpeted throughout.

### Bedroom Three

12'0" x 6'9" (3.66 x 2.07 )

This spacious single bedroom offers plenty of room for free-standing furniture, making it a flexible and comfortable space. It is equipped with a UPVC double-glazed window, providing lovely sea views and an abundance of natural light. The room also features a wall-mounted gas fire that needs servicing and is carpeted throughout.

### Bathroom

9'6" x 6'0" (2.90 x 1.84 )

This four-piece bathroom suite includes a bath, toilet, shower, and sink basin, offering a practical and well-equipped space. It features a UPVC double-glazed obscure window for privacy and natural light, along with a wall-mounted heated towel rail for added comfort. The bathroom is finished with laminate flooring throughout.

### Outside Space

This property boasts both a front and rear garden, offering great outdoor spaces. The front garden features a low-maintenance concrete patio, perfect for a small table where you can enjoy the evening sun. The rear garden is more expansive, with a large stone-paved patio spread across two levels, providing ample space for outdoor furniture and al fresco dining. From here, you can enjoy incredible sea views, making it an ideal spot for relaxation and entertaining.

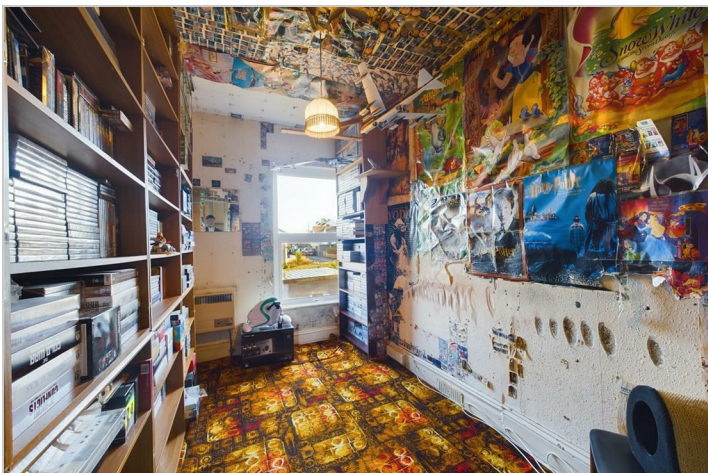
### Agent Notes

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

To comply with the property mis-descriptions 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 offices turn right along the High Street. Take the left on to Marlborough Road, then immediately left on to Highfield Road. Carry on along this road and towards the brow of the hill Cambridge Grove will appear on your left hand side. Number 26 will be on the right hand side towards the bottom of the road.





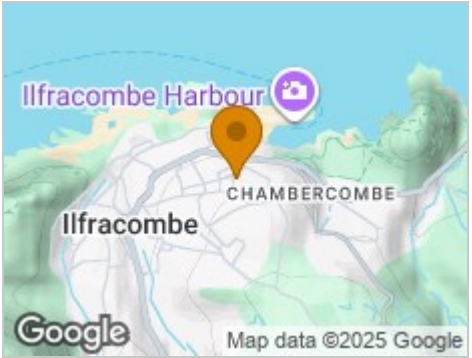
Road Map



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

