



# turners



## Portland Street

Ilfracombe, EX34 9NL

Price Guide £240,000



# 45 Portland Street

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## Property Description

This beautifully presented family home is ideally situated just a short stroll from Ilfracombe High Street and the vibrant, picturesque Ilfracombe Harbour, allowing you to enjoy an array of independent shops, cafés, restaurants and coastal walks right on your doorstep.

Offering generous and well-balanced accommodation throughout, the property comprises four fantastic double bedrooms, providing ample space for family living or visiting guests. The primary bedroom benefits from its own convenient two-piece toilet suite, adding a practical touch to the layout. The remaining bedrooms are equally well-proportioned, making this an ideal home for a growing family.

At the heart of the home is a spacious and inviting open-plan dining and living area, creating a wonderful space for both relaxing and entertaining. The modern galley-style kitchen has been thoughtfully designed with both style and functionality in mind, featuring sleek units and a striking skylight that floods the space with natural light, enhancing the bright and airy feel throughout. A generous four-piece family bathroom suite, complete with bath and separate shower, serves the home.

Externally, the property continues to impress with a private, low-maintenance outdoor space — perfect for placing garden furniture and enjoying al fresco dining during the warmer months.

Combining space, comfort and an enviable coastal location, this fantastic home would make an ideal permanent residence, investment opportunity, or a charming holiday retreat by the sea

## 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

- Boiler two years old
- Kitchen five years old
- Bathroom three years old
- On-road parking which is free from 18:00 until 10:00. Close by free on-street parking is available and you can get permits close by which can be purchased on availability.

## Directions

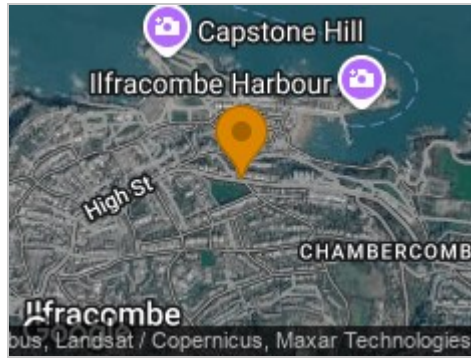
From our office, this property is only a short walk away but if you are driving, follow the High Street/A361 towards oxford grove and follow onto Portland street for 0.1 miles where the property is located on your left hand side.



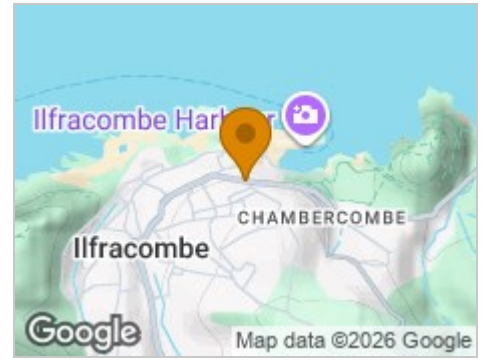
## Road Map



## 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.

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## Energy Efficiency Graph

