



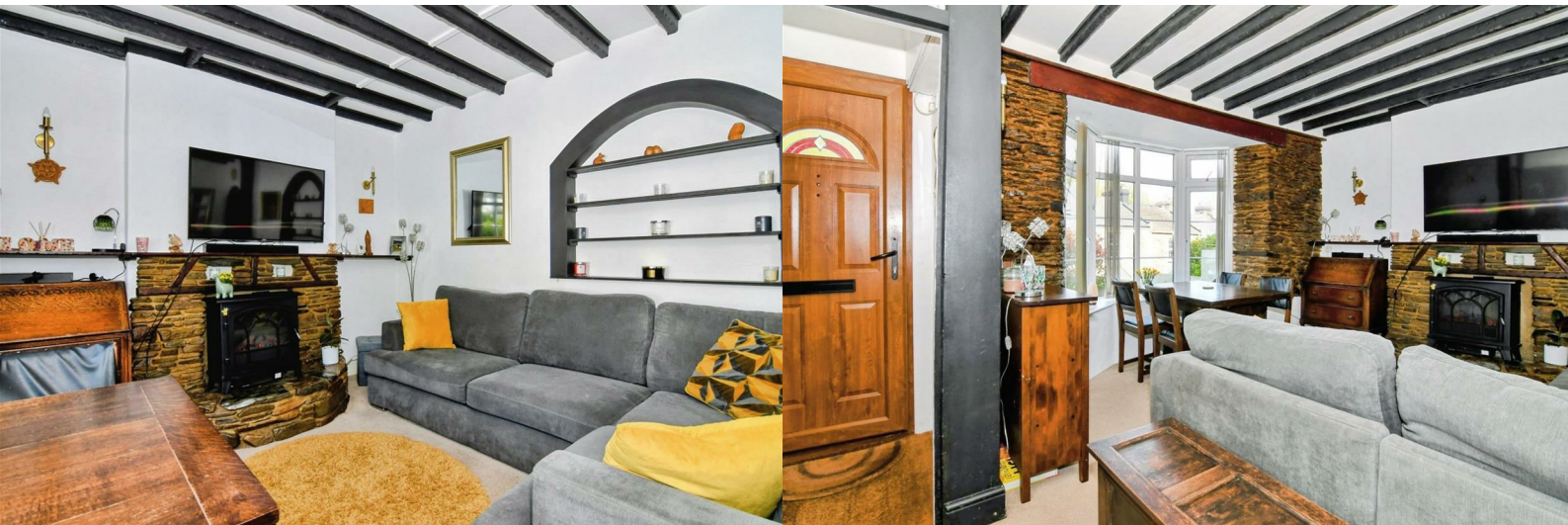
turners



Slade Road

Ilfracombe, EX34 8LT

Price Guide £200,000



91 Slade Road

Ilfracombe, EX34 8LT

Price Guide £200,000

- Two bedroom characterful cottage
- Close proximity to local amenities and schools
- Perfect for first time buyer and investors
- Picturesque valley location
- On-street parking
- Direct access to the South West Coast Path
- Low-maintenance front garden
- All mains services

Property Description

Nestled on the outskirts of Ilfracombe towards Higher Slade Road, this charming and quirky two-bedroom cottage enjoys a picturesque setting, making it an ideal purchase for first-time buyers, investors or those seeking a characterful coastal retreat. Perfectly positioned, the property is just a short stroll from the Tarka Trail and the stunning South West Coast Path, offering endless opportunities to enjoy the beautiful North Devon countryside and coastline.

Internally, the cottage is full of character, with a welcoming living room showcasing beautiful period features that create a warm and inviting atmosphere. The property also offers a well-appointed kitchen, complemented by a practical utility room, a modern three-piece bathroom suite, and two well-proportioned bedrooms providing comfortable accommodation.

Outside, the low-maintenance front garden offers an attractive space to enjoy, while the abundance of on-street parking adds to the property's everyday convenience.

Combining charm, character and an enviable location close to scenic walking routes, this delightful cottage presents an excellent opportunity for those looking to step onto the

property ladder, expand an investment portfolio or enjoy a peaceful home on the edge 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.

Directions

From our office on the High Street head in a westerly direction until you come to the War Memorial roundabout. Take the first exit onto Church Street before turning immediately right onto Church Hill. Take the first left onto Belmont Road and continue along Slade Road where the property can be found, set back on your left hand side.

What3words: disbanded.sailed.refusals



Road Map



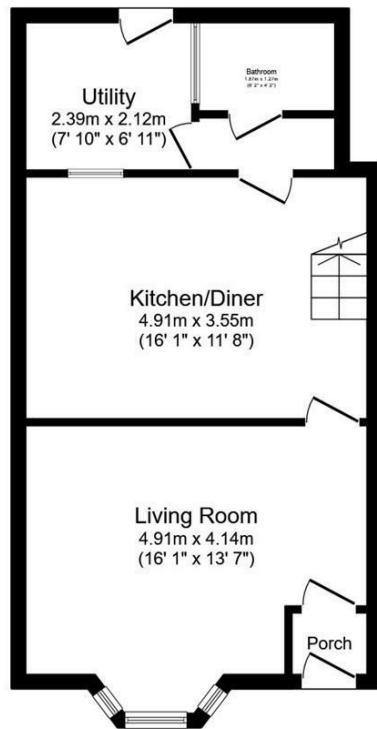
Hybrid Map



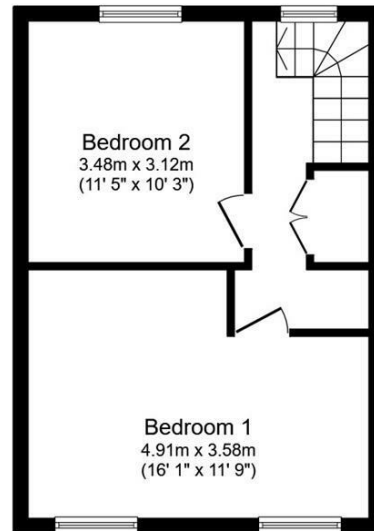
Terrain Map



Floor Plan



Ground Floor



First Floor

Total floor area 81.0 sq.m. (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

135 High Street, Ilfracombe, Devon, EX34 9EZ
 Tel: 01271 866421
 Email: sales@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |