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4 Balmoral Terrace

Ilfracombe, EX34 8JH

Price Guide £230,000

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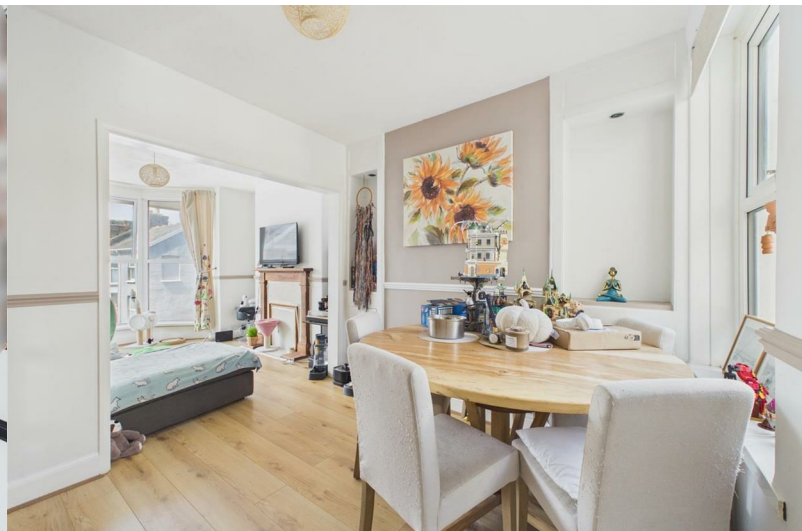


4 Balmoral Terrace

, Ilfracombe, EX34 8JH

Price Guide £230,000

- Four bedroom terraced house
- Perfect for first time buyers/growing families
- Low maintenance gardens
- Stylish open plan living space
- Close proximity to local amenities and transport routes
- Short walk to local schools
- Short walk to Bicclescombe park
- All mains services

Property Description

Ideally situated within easy reach of a range of local schools, everyday amenities, and excellent transport links, this superb home also enjoys the benefit of being just a short walk from the picturesque Bicclescombe Park, providing an ideal setting for family walks, outdoor recreation, and leisure activities.

The property is thoughtfully arranged to provide bright and well-proportioned living spaces throughout. Upon entering the property, you are welcomed into a spacious open-plan living and dining room, creating a fantastic social hub for both everyday family life and entertaining guests. The generous layout allows for flexible furniture arrangements while large windows fill the space with an abundance of natural light, creating a warm and inviting atmosphere.

The fitted kitchen is positioned to the rear of the property and offers a practical range of wall and base units with ample worktop space, providing everything required for modern family living.

The first and second floors offer four generously sized double bedrooms, each providing comfortable accommodation with plenty of space for wardrobes and additional furnishings. Whether utilised as bedrooms, a home office, nursery or hobby room, the versatile layout is ideal for adapting to a family's changing needs.

Completing the internal accommodation is a contemporary three-piece family bathroom, fitted with a modern white suite, alongside the added convenience of a separate WC, making busy mornings that little bit easier for larger households.

Externally, the property benefits from attractive, low-maintenance gardens to both the front and rear. The enclosed rear garden provides a private outdoor retreat with ample space for al fresco dining, summer barbecues, entertaining friends and family, or simply enjoying time outdoors. It also offers plenty of room for children to play or keen gardeners to personalise if desired.

Combining generous accommodation, modern presentation, and a highly convenient location close to parks, schools, local amenities, and transport connections, this excellent family home represents a fantastic opportunity for a wide variety of purchasers. Early viewing is highly recommended to fully appreciate the space, versatility, and lifestyle this wonderful property has to offer.

Location

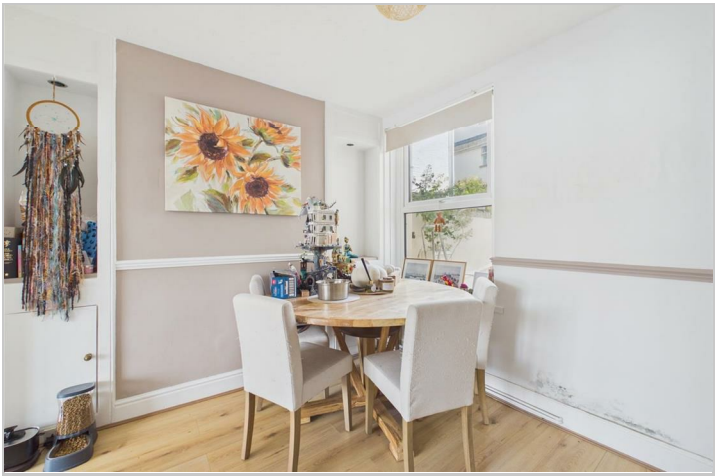
Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's ‘Verity’ statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

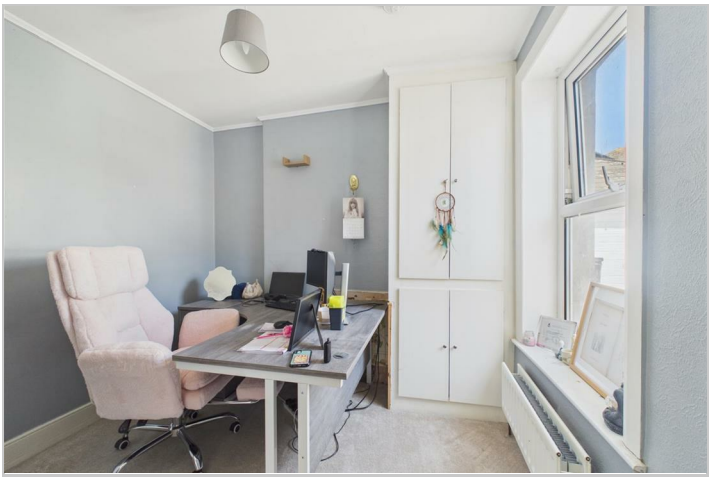
North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a ‘world surfing reserve’, one of just 12 places on the planet along with Australia’s Golden Coast and Malibu in California.

Directions

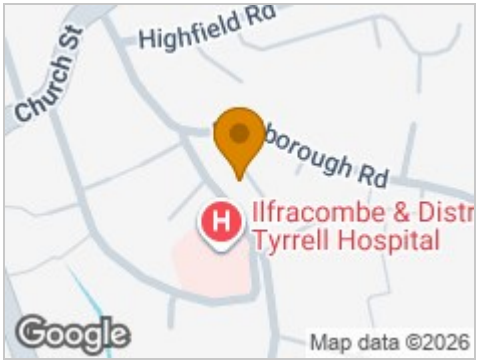
From our office on the High Street head in a South Westerly direction. Turn left onto Marlborough Park before turning immediately right onto St Brannocks Park Road. Balmoral terrace will be directly on your left hand side.

What3words: props.calls.stud





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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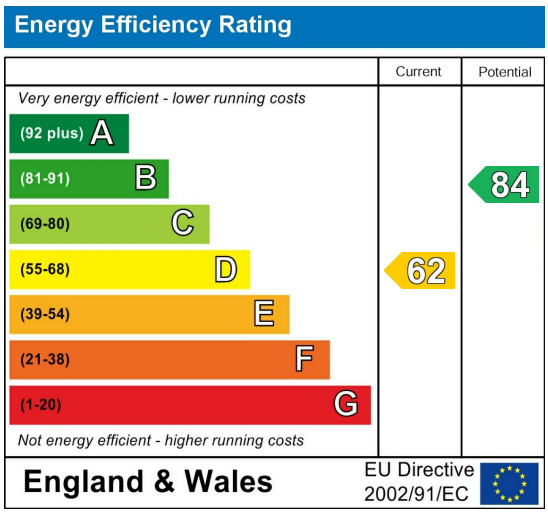
Energy Efficiency Graph