turners

5 Hillington

Ilfracombe, EX34 8LU

Price Guide £315,000

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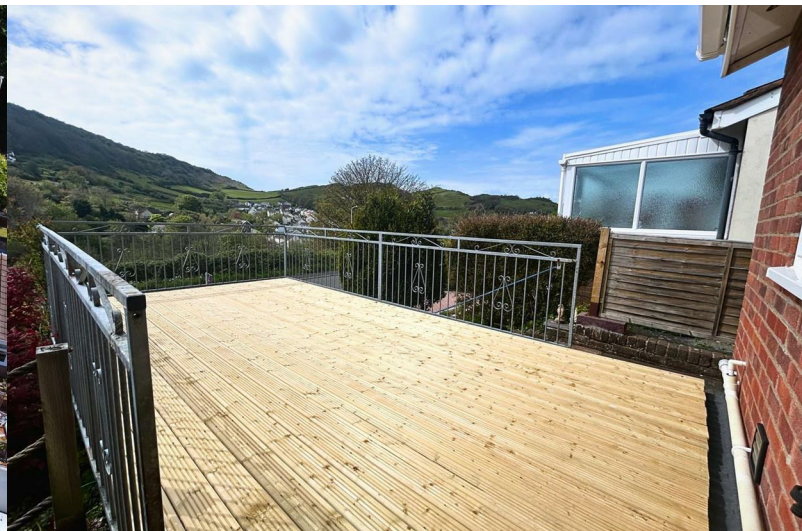


5 Hillington

Ilfracombe, EX34 8LU

Price Guide £315,000

A unique opportunity to acquire a delightful two bedroom detached bungalow in a highly sought-after area. This property sits on a quiet road tucked away in the picturesque valley, benefiting from Ilfracombe's rolling hills. It boasts a well-manicured garden both front and rear with a garage as well as off-road parking.

The property has benefited from having extensive work done since the owner moved in; further details of this work can be found below.

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 the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

Kitchen / Dinner / Lounge
27'3" x 13'9" (8.32 x 4.21)

The front-facing kitchen has plenty of space for appropriate white goods and a large double-glazed window with views of Ilfracombe's rolling hills. The open plan living space opens way to a generous-sized living area with French doors giving way to an abundance of natural light and countryside views.

Bedroom 1
11'8" x 9'4" (3.56 x 2.87)

The largest of both bedrooms boasting views of the rear garden with space for a double bed and all associated bedroom furnishings.

Bedroom 2
8'8" x 9'4" (2.65 x 2.87)

A delightful double bedroom with views of the rear garden.

Bathroom
6'0" x 5'4" (1.84 x 1.65)

This bathroom comprises of a 3 piece suite including a toilet, wash hand basin and bath with electric shower over, as well as, a mounted towel rack

Outside
There is a well manicured lawn at the front of the property with a small patio area and terrace making it the perfect spot to spend summer nights. To the back of the home there is a reasonably sized garden with a small pond and a second patio area.

Garage
A single garage attached to the property perfect for parking or storage.

Tel: 01271 866421

Agents 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 office on the high street proceed in a Westerly direction along the A361. At the island take the first exit not long after take your next right turning onto Church Hill. Taking the first left onto Belmont Road continue along this road for 0.8 miles and proceed to turn right onto Hillington. Number 5 Hillington can be found on your right hand side of the road.

Building Improvements

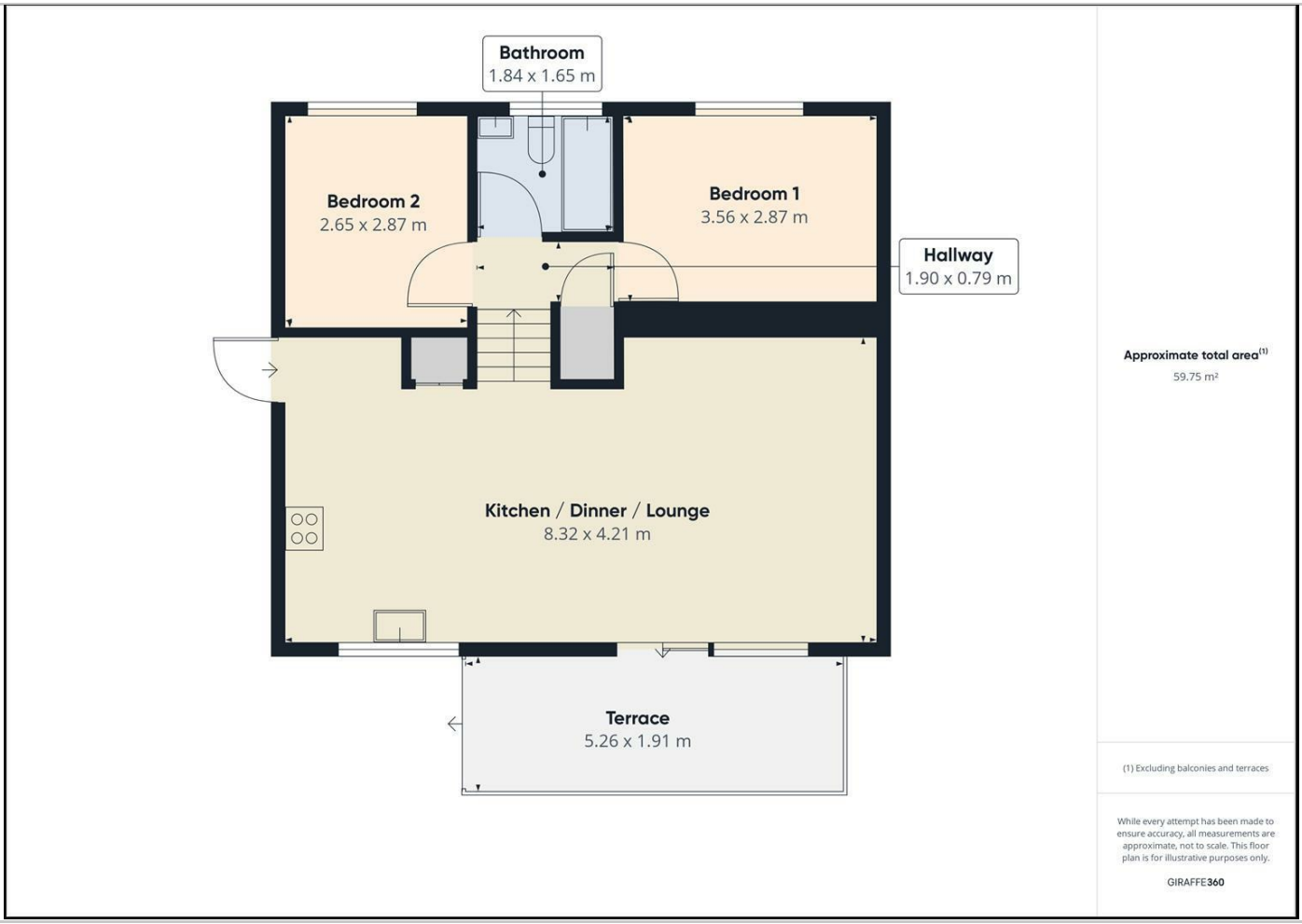
House re-plumbed from stop tap throughout and double check valve tap fitted to patio
2000- Rainwater conservation system fitted to supply bathroom WC, outside tap and replenish pond the pond when needed.
2017- Property had a full re-wire with a new consumer unit in the kitchen and new fuse box in the garage. New boiler and central heating system fitted including the old gas pipework being replaced to the boiler and cooker. New
UPVC doors and windows fitted.
2019- Newly fitted kitchen and bathroom
2023- Cold water supply black alkathene pipe replaced from the meter in the road into the garage with new stop tap and garage water supply. The garage roof has been renewed and had a brand-new patio fitted on top. Rainwater guttering and downpipes have been renewed
2024- The tarmac drive at the property has been replaced with block paving and the attic insulation has been topped up to the current standard

Road Map

Hybrid Map

Terrain Map

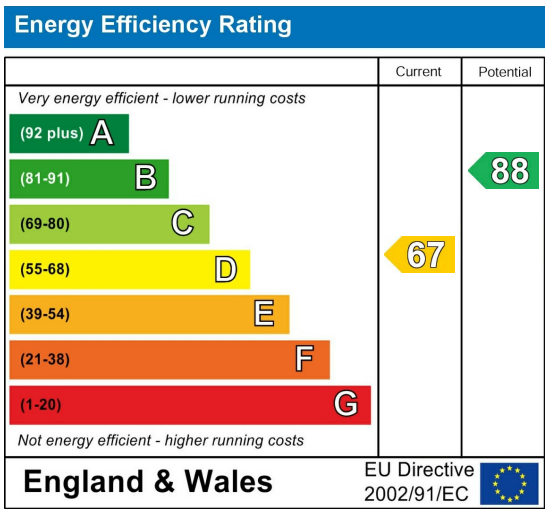
Floor Plan



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.

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

Energy Efficiency Graph