



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Splendid 2 Bedroom Terraced House
7 St. Peters Terrace, Ilfracombe, Devon, EX34 9JX

Asking Price

£209,950

- Attractive 2 Bedroom House
- No Onward Chain
- Good Size Living Room
- Newly Fitted Kitchen & Bathroom
- View Of The Bristol Channel
- Front & Rear Courtyards
- UPVc D/G, Gas Central Heating
- Tucked Away Location
- EPC: D

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Directions
From Braunton proceed on A361 north to Ilfracombe. Proceed through Knowle village and then past the turning to West Down. At Mullacoot roundabout carry straight over then down the hill to the centre of Ilfracombe. Carry straight on at the traffic lights, then turn left into Marlborough Road. Take 1st left in to Highfield Road. Carry up the hill and St Peter's terrace is next, on the left, after Hostle Park Road.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Porch

Entrance Hall

Living Room
6.46 x 3.23 (21'2" x 10'7")

New Kitchen
2.26 x 3.13 (7'4" x 10'3")

Split Level Landing

Bedroom 1
4.12 x 2.99 (13'6" x 9'9")

Bedroom 2
3.25 x 2.47 (10'7" x 8'1")

New Bathroom
2.17 x 1.99 (7'1" x 6'6")

Front & Rear Courtyards

Views to The Bristol Channel

Overview

This is a very good opportunity to acquire a spacious 2 bedroom house, being a mid terrace of three properties. It sits in a nice, tucked away position in a cul de sac, so there is no passing traffic. The house benefits UPVc double glazing and mains gas central heating. Furthermore, the house can be occupied quickly, as there is no onward chain.

The house offers light and spacious rooms with newly fitted kitchen and bathroom. You enter through a small porch which opens into the hall with the stairs to the first floor. The large, double aspect living room has a feature arch, bay window and a store cupboard. From here there is access to the newly fitted kitchen which has an oven, hob and door out to the rear courtyard garden. There are lovely views towards the Bristol Channel from the living room, kitchen and the courtyard garden.

To the first floor there is an attractive split level landing, 2 double bedrooms and a bathroom. This too, has just been re fitted with a white 3 piece suite. To the front of the house is a courtyard garden, ideal to transform with pot of colourful flowers and shrubs. There is also a courtyard to the rear with clothes drying area and a good view to Capstone Hill and the sea beyond.

In all, this will make for a comfortable home in a nice tucked away position yet still easy to the town and all it's amenities. We recommend a viewing in order to appreciate the accommodation and to do so at the earliest opportunity to avoid disappointment.

The Area

Ilfracombe is a picturesque Victorian town nestling on the rugged north Devon coastline which overlooks The Bristol Channel and is surrounded by stunning natural beauty. The town attracts visitors with it's mix of coastal scenery, cultural attractions, and outdoor activities. The South West Coast Path offers many miles of superb walking along this stunning coastline. The town caters very well for it's inhabitants with primary & secondary schools, a choice of super stores, shops, pubs and Michelin Star Restaurants. The award winning Landmark Theatre, with it's twin towers, also has a cafe.

One of the main features of Ilfracombe is its picturesque harbour, which is the main focal point of the town. The harbour is home to a fleet of fishing boats, yachts and sailboats, creating a vibrant and bustling atmosphere. Visitors can take leisurely strolls around the harbour whilst enjoying the views and atmosphere, or relax in one of the waterside cafes and restaurants. St Nicolas Chapel is perched on top of Lantern Hill and overlooks the harbour. This is one of, if not the, oldest working lighthouses in the country and dates back to the early C14th.

Another notable landmark on the harbour, is the stunning sculpture called 'Verity', created by the renowned British artist Damien Hirst. She stands tall to the entrance of the harbour and has become an iconic symbol of the town.

Services

All Mains Connected

Council Tax Band

B

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with
Phillips, Smith & Dunn Braunton
branch on
01271 814114

