



TOTAL FLOOR AREA: 903 sq.ft. (83.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Barnstaple continue to the very centre of Braunton village. At the cross roads and traffic lights at the centre of the village continue on signposted Ilfracombe. Continue north and right into Ilfracombe and proceed through the High Street and bear right at the end into Portland Street and continue on at the traffic lights and past the Thatched Inn and the property will then turn right up Chambercombe Road and Number 64 can be found at the top on the left hand side.

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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Call 01271 814114

or email braunton@phillipsland.com



Guide Price

£239,500

A 3 Bedroom Family Home

64 Chambercombe Road, Ilfracombe, EX34 9PH

- 3 Bedroom Family Home
- Gas Heating & D/G
- NO ONWARD CHAIN!
- Living & Dining Room
- Off Road Parking
- Enclosed Courtyard Garden
- Kitchen & Breakfast Room
- Downstairs WC
- EPC: C



Room list:	
Entrance Porch	0.9m x 0.9m (2'11" x 2'11")
Hall	
Living Room	4.33m x 3.75m (14'2" x 12'3")
Dining Room	3.4m x 3m (11'1" x 9'10")
Kitchen	2.81m x 2.65m (9'2" x 8'8")
Breakfast Room	2.6m x 1.75m (8'6" x 5'8")
Bedroom 1	3.4m x 3.06m (11'1" x 10'0")
Bedroom 2	3.46m x 2.51m (11'4" x 8'2")
Bedroom 3	3.04m x 2.24m (9'11" x 7'4")
Bathroom	2.68m x 2.59m (8'9" x 8'5")
Off Road Parking	

Phillips Smith & Dunn are delighted to bring to the market 64 Chambercombe road which we believe to be an excellent opportunity to acquire this 3 bed Family Home sitting in the highly convenient and ever so popular area of Chambercombe in Ilfracombe.

Approaching the property you have a nice entrance porch which offers space for coats, shoes etc before leading into the main hall. The living room boosts a light and spacious area with an attractive bay window, feature fireplace and a open plan arrangement leading into the good sized Dining Room. To the rear of the property you have the Kitchen plus Breakfast room which offers a space for a rangemaster, twin ceramic sink with double drainer, plenty of worktop space, cupboards for storage, nicely half tiled, an area to enjoy your breakfast and even a glimpse of the sea from the kitchen window. Under the stairs in the hall you have the advantage of a downstairs WC and space to put the washing machine. Leading upstairs you have 3 good sized bedrooms all with double beds in currently and an attractive 4 piece bathroom with appealing granite style aqua panelling creating an easy to maintain bathroom.

To the front of the property you have plenty of parking for a couple of cars off the road whilst also having the enclosed front garden area, ideal if you have pets to let out or to do some gardening. To the rear there is a private and enclosed courtyard garden, perfect to dry your washing or to enjoy some alfresco dining.

We would highly recommend an internal viewing of the property to appreciate this great opportunity.

Services

All Mains Connected.

Council Tax band

B

EPC Rating

C

Tenure

Freehold

Viewings

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



Local 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 its mix of coastal scenery, cultural attractions, and outdoor activities. The South West Coast Path offers many miles of superb walking along this stunning coastline. It caters very well for its inhabitants with primary & secondary schools, a choice of super stores, shops, pubs and Michelin Star Restaurants. The award winning Landmark Theatre, with its 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.

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 harbor and has become an iconic symbol of the town.