Directions

From Barnstaple continue to the very centre of Braunton village and at the cross roads and traffic lights at the centre of the village continue straight haead signposted Ilfracombe. Continue into Ilfracombe and proceed through the High Street and bear right at the end into Portland Street and continue on to the traffic lights at Hillsborough Road. Proceed ahead down the hill passing the Thatched Inn public house and turn immediately right into Chambercombe Road and continue to the brow of the hill following the road around to the left where number 57A will be found after a short distance on the left hand side.

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or email braunton@phillipsland.com

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An Extremely Well Presented 3 Bedroom House

57A Chambercombe Road, Ilfracombe, Devon, EX34 9PH

Asking Price

£262,500

- Superbly Presented Home
- Modern Open Plan Configuration
- Garage & Designated Parking Spaces
- Fully Double Glazed
- Ideal First Time Purchase
- Private Sunny Facing Gardens
- Gas Centrally Heated
- Sound Investment Opportunity
- Lovely Distant Sea Views

Overview

Phillips Smith & Dunn are delighted to offer to the market this very well presented 3 bedroom mid terrace home 'Sea Holly' offered for sale in excellent condition both inside and out. The property benefits from gas fired radiator central heating, along with full PVC double glazed windows and is tastefully decorated throughout therefore, is considered an easy and practical house to run. The agents consider the property lends itself to a broad number of purchasers to include those looking for a small family home, first time purchase opportunity or alternatively would make a sound buy to let investment opportunity which will generate a sound and steady income stream.

Briefly the internal accommodation briefly comprises, composite entrance door leads into the bright and spacious lounge kitchen and diner. This splendid room enjoys a modern open plan living configuration and has engineered oak flooring that flows throughout the ground floor maintaining uniformity. There are 2 large bay windows that allow plenty of natural light to flood into the room. The view from the sitting room is most impressive and enjoys far reaching sea views that look towards the Bristol channel and beyond. The kitchen is well fitted and has a comprehensive range of base and wall units with inset working surfaces and 1.5 bowl sink unit located in the bay. There are integral appliances to include fridge freezer, dishwasher, along with an inset gas hob with oven below along with extraction unit over with part tiled wall splash back. There is ample space to the centre of the room to accommodate a large dining set. The sitting room enjoys superb views which can only be fully appreciated upon a formal viewing, there is a door from bay window that leads down to the lower patio terrace. To the first floor there are 3 bedrooms and family bathroom. Bedroom 1 and 2 are good size generous double rooms, bedroom 1 is located to the rear of the property also enjoys a fine view that over looks the Bristol channel. Bedroom 3 is currently used as an office/study room but would make a comfortable single room or nursery. Furthermore, the family bathroom comprises of a white modern suite with part tiled walls. The property also has the added advantage of a large basement/store that provides ample storage space. There is also space and plumbing for a washing machine.

The agents strongly advise an early inspection to appreciate this well planned and deceptively spacious home along with the lovely outlook it enjoys.

Directly to the front of the property is a small enclosed yard with gated access and steps down leading to the entrance door. The rear of the property is conveniently accessible from a door leading out from the sitting room with steps leading down to an expanse of patio, this area provides a good degree sunshine and provides the perfect space for alfresco dining and is enclosed with pickett style fencing. There is vehicular access through an arch passageway that leads to the rear of the property and to the detached garage with up and over roller door, there is a side side door and window that overlooks the lower garden behind. The garage could be used a studio, craft room and enjoys pleasant far reaching sea views. The garden to the rear of the garage is laid to lawn with flower borders, this part of the garden enjoys complete privacy and a high degree of sunshine late into the evening.

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. It 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.

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.

Room list:

Lounge Kitchen Diner
9.07m x 3.86m (29'9 x 12'8)

First Floor

Landing
3.58m x 1.78m (11'9 x 5'10)

Bedroom 1
4.57m max x 3.86m (15'0 max x 12'8)

Bedroom 2
3.38m x 2.82m (11'1 x 9'3)

Bedroom 3
2.06m x 2.03m (6'9 x 6'8)

Bathroom
1.96m x 1.80m (6'5 x 5'11)

Basement Store
7.16m x 3.89m (23'6 x 12'9)

Garage

Designated Parking Space

Well Presented Throughout

Distant Sea Views

Services
All mains connected

Council Tax
Band B

EPC Rating
Band C

Tenure
Freehold

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