



FAIRWAYS, WESTMINSTER VILLAS, ILFRACOMBE

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.
Made with Metropix ©2023



Spacious 3 Bed Detached Bungalow Enjoying Fine Views Guide Price

Fairway, Barnstaple Road, Ilfracombe, Devon, EX34 9NX

£445,000

- Elevated Commanding Position
- Large Mature Garden Plot
- 3 Bedrooms & Attic Store
- Sitting Room & Sun Room
- Dining Room
- Kitchen Breakfast Room
- Spacious Garage
- Stunning Sea Views
- EPC: Band D

Looking to sell? Let us
value your property
for free!

Call 01271 814114

or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Overview

Phillips Smith & Dunn are delighted to offer to the market this most attractive and particularly spacious 3 bedroom detached bungalow. The 'Fairway' stands in an elevated and commanding position and affords superb panoramic views across the valley to Chambercombe & Hillsborough and towards the spectacular Bristol channel beyond. The property is believed to have been built circa 1930s and benefits from gas central heating, PVC double glazed to the majority and stands within a generous plot encompassed with mature well stocked gardens. The agents also consider there is further scope and potential to convert the attic store into extra living accommodation if required subject to the necessary planning permission and consent.

Briefly the internal accommodation comprises entrance door leads into the spacious entrance hall with tiled floor, this leads through to the inner hall serving all rooms. The sitting room is a bright and spacious room and enjoys fine views from the bay window, from here there is access that leads into the sun room and provides direct access into the garden. The dining room is of very good size and will accommodate a large dining set ideal for hosting and entertaining. The kitchen breakfast room has a wide assortment of base and wall units having ample working surfaces with inset sink unit. There is an additional dining area from the kitchen that provides great additional space. There are 3 bedrooms, bedrooms 1 and 2 are very proportioned in size and are good double bedrooms having bay fronted windows taking full advantage of the fine views that are on offer, whilst bedroom 3 situated to the rear of the property is currently used as a study/office room. Furthermore, there is a 4 piece family bathroom with part tiled walls along with a separate WC located at the end of the hall. There is a large attic store providing plenty of storage space, this provides huge scope and potential to convert into additional living accommodation if required subject to PP.

The gardens are fine feature of the property found to well stocked with a wide variety of established plants shrubs and trees. Please note that there are a number of steps that lead up from the gate to the front door, but the splendid view over Hillsborough and the Bristol Channel makes it worthwhile'. There is side access to both sides of the property leading to a rear yard with stone retaining wall, there is a useful exterior store along with gardeners WC. Steps rise further to a the top terrace with a large garden bed planted with soft fruits. Furthermore, there is a most private tucked away terrace ideal for entertaining and enjoys a high degree of privacy. From here the view is most impressive which can only be appreciated upon a formal viewing. There is also the added advantage of a spacious garage measuring 16'6 x 12'0 with up and over remotely operated roller door.

Services

All mains connected

Council Tax band

Band E

EPC Rating

Band D

Tenure

Freehold

Viewings

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



Room list:

- Entrance Hall**
2.72m x 2.11m (8'11 x 6'11)
- Inner Hall**
11.05m x 2.29m max (36'3 x 7'6 max)
- Sitting Room**
6.17m into bay x 4.24m (20'3 into bay x 13'11)
- Sun Room**
3.35m x 2.39m (11'0 x 7'10)
- Dining Room**
5.16m into bay x 3.94m (16'11 into bay x 12'11)
- Kitchen Breakfast Room**
3.96m x 3.43m (13'0 x 11'3)
- Diner Area**
2.39m x 2.08m (7'10 x 6'10)
- Rear Lobby**
2.36m x 0.91m (7'9 x 3'0)
- Bedroom 1**
4.90m into bay x 3.78m (16'1 into bay x 12'5)
- Bedroom 2**
4.90m into bay x 3.78m (16'1 into bay x 12'5)
- Bedroom 3**
2.41m x 2.41m (7'11 x 7'11)
- Bathroom**
2.36m x 2.36m (7'9 x 7'9)
- WC**
1.63m x 0.86m (5'4 x 2'10)
- Attic Store**
8.53m x 4.80m approx (28'0 x 15'9 approx)
- Garage**
5.03m x 3.66m (16'6 x 12'0)