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GROUND FLOOR

1ST FLOOR

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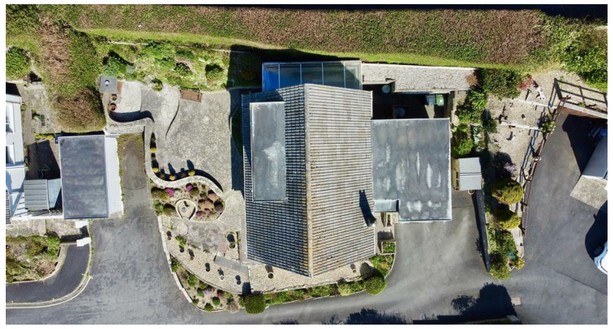

Directions

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 ahead signposted Ilfracombe. Continue into Ilfracombe and proceed through to the High Street. Take a right into Marlborough Road and then immediately left up Highfield Road, follow on up and take a right into Princess Avenue and follow the road and Marlborough Close will be found on your right hand side. Number 5 Marlborough close is located at the top left of the Cl

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

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or email braunton@phillipsland.com

A Well Position 3 Bedroom Detached House

5 Marlborough Close, Ilfracombe, EX34 9LR

Guide Price

£375,000

- 3 Bedroom Detached Chalet Bungalow
- Garage & Off-road parking
- Bathroom & Shower Room
- Marvelous Far Reaching Views
- Study & Utility Room
- Cul-De-Sac Position
- Double Aspect Lounge/Diner
- Lovely Kitchen
- EPC: E

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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We are delighted to bring to the market this well positioned 3 bedroom, detached home, convenient situated in an tucked away cul-de-sac in Ilfracombe. The property benefits from an elevated position to enjoy beautiful aspects along the countryside and coast.

Leading up to the property you have an attractive part render, part stone block elevation. Walking into the entrance porch where there is plenty of space for coats, shoes etc. The lounge/dining room enjoys a multi aspect with stunning far reaching views whilst also benefiting from plenty of natural light pouring into the room. Once you sit down you will not want to get back up! The kitchen is a good size with ample cupboards and worktop space with the advantage of integral fridge freezer, dishwasher, oven and electric hob, space for washing machine. There is also an useful utility room off the back of the kitchen with double access to the garden. Downstairs there is a study which is ideal for anyone looking to work from home. There are 3 good sized double bedrooms with two being upstairs with elevated aspects and built in wardrobes and one bedroom downstairs.

The garden is terraced with a mix of flower beds and potted plants which have been well maintained by the current owners. The garden is well positioned to enjoy some alfresco dining or even to sit out and take in the stunning views over the town to the Torrs and the Bristol Channel.
There is an attached garage with electric door and space for a couple of cars in front.

We recommend a viewing to appreciate the property in full.

Services

All Mains Connected.

Council Tax band

D

EPC Rating

E

Tenure

Freehold

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:

Porch

Entrance Hall

Lounge/Diner
6.07 x 3.32 (19'10" x 10'10")

Kitchen
3.23 x 3.01 (10'7" x 9'10")

Study
1.79 x 1.50 (5'10" x 4'11")

Utility Room
5.08 x 1.66 (16'7" x 5'5")

Downstairs Bedroom 3
3.01 x 2.71 (9'10" x 8'10")

Downstairs Bathroom
1.79 x 1.63 (5'10" x 5'4")

Bedroom 1
4.12 max x 3.28 max (13'6" max x 10'9" max)

Bedroom 2
3.32 x 3.11 (10'10" x 10'2")

Bathroom
2.33 max x 1.66 max (7'7" max x 5'5" max)

Garage