

GROUND FLOOR
920 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 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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Detached 3 Bedroom Bungalow With Far Reaching Views

70 Channel View, Ilfracombe, Devon, EX34 9PU

Guide Price

£332,500

- 3 Bedrooms, 1 Shower room
- Dining room, Kitchen and Living room
- Marvelous Far Reaching Views
- Lovely South Facing Garden
- UPVC D/G & Gas Heating
- NO ONWARD CHAIN
- Garage & Off Road Parking
- Short Walk To Ilfracombe Centre
- EPC: D

Directions

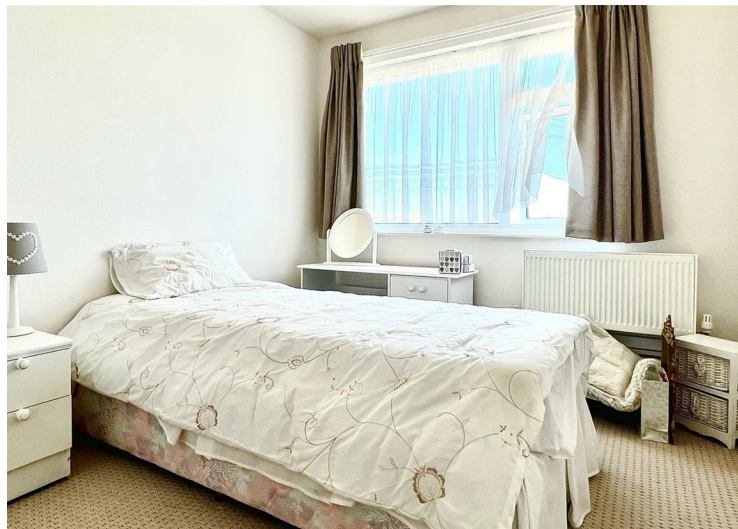
From Braunton centre, follow the A361 Ilfracombe road. Continue through Knowle and on to Mullacott Roundabout. Here take the 3rd exit and follow the A3123. Turn left at Hore Down Gate. Follow the road down hill and turn left at Two Potts Junction. Continue until you come to the Tesco roundabout and take the second exit past Tesco and follow down hill after some time you see the entrance to Channel View on the left. Proceed up the hill following the road around to the left and 70 Channel View will be on the right hand side, on the corner with a for sale sign displayed.

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

Call 01271 814114

or email braunton@phillipsland.com

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Room list:

Entrance Porch

Rear Porch

Kitchen
2.76 x 3.05 (9'0" x 10'0")

Dining Room
2.32 x 2.39 (7'7" x 7'10")

Living Room
4.75 x 3.31 (15'7" x 10'10")

Bedroom 1
3.4 x 3.26 (11'1" x 10'8")

Bedroom 2
3.4 x 2.62 (11'1" x 8'7")

Bedroom 3
3.4 x 1.8 (11'1" x 5'10")

Garage With Driveway
6.5 x 2.7 (21'3" x 8'10")

Shower room

WC

Private South Facing Garden

Overview

This is a great opportunity to acquire an attractive 3 bedroom detached bungalow with lovely, far reaching views to the Bristol Channel- hence the name Channel View. The property also benefits from UPVC double glazing and gas fired radiator central heating.

This well presented bungalow offers the benefit of NO ONWARD CHAIN, so ideal for those looking to move into the Ilfracombe area. We thoroughly recommend a viewing to appreciate the full potential of what this property has to offer. This would ideally suit those looking to move into a home of which they can put their own stamp and also take advantage of the lovely Victorian seaside town of Ilfracombe which is within walking distance.

The accommodation comprises a lovely front porch bringing you into a bright and spacious dual aspect living room with an facing the channel. Perfect to put your feet up and relax. To the rear of the living room you have a lovely dining room with a wide south facing window this is ideal for enjoying your breakfast in the mornings and looking out to your garden, enjoying the sun. Following through, you have a good sized kitchen with counter tops on both the front and rear of the kitchen offering ample space for preparation and storage. Having 3 bedrooms including 2 spacious double bedrooms, this would be ideal for a small family looking to move into the area.

The property is approached driving towards the top of Channel View and is on a good size corner plot with a lovely easy to maintain front and rear garden and a standard size garage with off road parking to the rear. This property was built around the early 70's with an attractive park Brick, Stone and render elevation.

Outside

Outside the front and left side of the bungalow you are presented by a lovely, easy to maintain, stone chipping front garden area with a delightful layered flower bed. To the rear you have a spacious south facing garden with an elevated view over to the hills and the sea. This is really the place to be to chill in the day time or even for some alfresco dining in the evening.

Channel View is a lovely residential location being in a quiet elevated position with marvellous far reaching views over to the Bristol Channel. The main high street and seafront are both within a short walking distance and you have reputable schools for all ages nearby.

There is also the renowned Landmark Theatre on the seafront which showcase a diverse and wide range of plays and performances, great fun for all.

Ilfracombe has plenty of scenic and picturesque walks which where carved into the cliff face by the Victorians. If you follow the walks you will be rewarded by some of North Devon's most favorable views.

Services

All mains connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the Braunton branch on 01271 814114

