



turners



20 Fore Street

Ilfracombe, EX34 9DJ

£185,000



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Gull cottage is a characterful 2-bedroom terraced house on Ilfracombe's famous Fore Street. Situated in an elevated location this quaint property has an abundance of charming features including a stylish spiral staircase, central log burner and solid wood doors. The real appeal of this property are its external areas, to the front is a charming terrace perfect for Al Fresco dining. To the rear is a large raised courtyard with sea views down toward the harbour, a sun trap perfect for entertaining in the summer months.

- Situated on Ilfracombe's famous Forestreet
- Highly sought after location
- Charming front aspect terrace
- Log burner and gas central heating
- Elevated rear patio area with sea views
- Character features throughout the cottage

Living Room

14'7" x 14'1" (4.46 x 4.30)

A charming front aspect living space designed around the central feature log burner. The room is full of character, with multiple alcoves and a stylish spiral staircase. The room is carpeted throughout and has ample space for modern day lounge furniture and a dining table.

Kitchen

7'8" 6'4" (2.34 1.95)

A well designed, compact kitchen that makes excellent use of the space. Comprising of modern base and eye level units with wood effect work surfaces, inset stainless sink and drainer and tiled walls. All appliances are built in.

Landing

2'7" x 9'8" (0.80 x 2.95)

Doors leading to;

Bedroom 1

12'0" x 8'6" (3.67 x 2.6)

A uniquely shaped front aspect double bedroom full of character while offering ample space for all necessary bedroom furnishings. The room is carpeted and has a UPVC double glazed window.

Bedroom 2

12'0" x 6'7" (3.67 x 2.03)

A good sized second bedroom, currently housing a single bed and large wardrobes. The room is carpeted and has a UPVC double glazed window.

Bathroom

7'2" x 7'10" (2.19 x 2.41)

A large family bathroom with rounded corner bath tub and mixer shower above. The rest of the modern three piece suite is made up of a a low level WC and pedestal sink basin. The walls are partly tiled and there is a opaque UPVC double glazed window allowing both natural light and privacy.

Outside

To the front of the property is a small terrace raised up above Fore St, perfect for a small table and chairs.

To the rear is a large elevated patio with sea views and ample entertaining space for those warm summer evenings.

Agent Notes

We have been informed by the Vendor of the following: gas, electricity, water and drainage are all mains connected.

To comply with the property misdescriptions act we must inform all prospective purchaser that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions

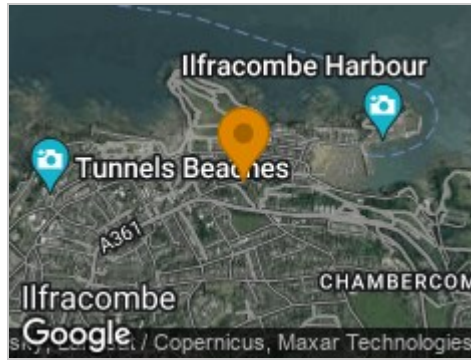
From our office proceed in an easterly direction along the High Street until it splits in to two with Fore St on your left hand side. As the road bends round to the left, fork off to the right continuing down Fore. Number 20 forms part of a raised terrace on the right hand side accessed via a set of stairs.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

