



# turners



## 25a Fore Street

Ilfracombe, EX34 9DJ

£140,000



Tucked away down Ilfracombe's historic and picturesque Fore Street is this recently refurbished, two bedroom cottage. Aptly nicknamed The Hideaway, this quaint property really does live up to its name. Currently being utilised as a second home/holiday let, the property has proven to be extremely popular and could attain between £16,000 and £18,000 per annum. The ideal, low maintenance, bolthole retreat close to Ilfracombe Harbour and town centre.



### Bedroom Two 10'8" x 8'2" x 7'3" (3.27 x 2.49 x 2.23)

Currently housing two single beds for multiple occupancy, the second bedroom is located next to the front door of the property. The owners have installed a small, ornate stain glass window for light. The room benefits from exposed beams, wall mounted radiator, extractor fan and carpeting throughout.

### Living Room 12'2" x 7'4" (3.71 x 2.24)

An open plan living room with direct access to all other rooms within the cottage. The space allows for a large living room suite and all other associated furnishings. Other benefits include hard wood flooring, a uPVC window to the front elevation, exposed beams and wall mounted lighting.

### Kitchen/Dining Room 14'4" x 7'10" (4.37 x 2.39)

A small step up from the living room leads you to the dining area and kitchen. The solid timber flooring follows through to this area and the dining area has ample space for a large dining room table and chairs. The kitchen features a mixture of base and eye level units, integrated hob and oven as well as an inset porcelain sink and drainer. The uPVC windows to the front elevation allow for an abundance of natural light into the space.

### Bathroom 10'9" x 10'11" (3.29 x 3.35)

A well appointed bathroom featuring a panelled bathtub with wall mounted shower unit, hand basin and WC. The flooring and walls are both modern tiling and there is a useful storage unit.

### Master Bedroom 9'10" x 11'11" (3.00 x 3.65)

A well proportioned double bedroom, with built in storage unit for added convenience. The room has ample space for a large double bed and all associated bedroom furnishings. Other benefits include carpeting throughout, exposed timber beams, uPVC window and pendant lighting.

### Agents Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property misdescriptions act we must inform all prospective purchasers 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.

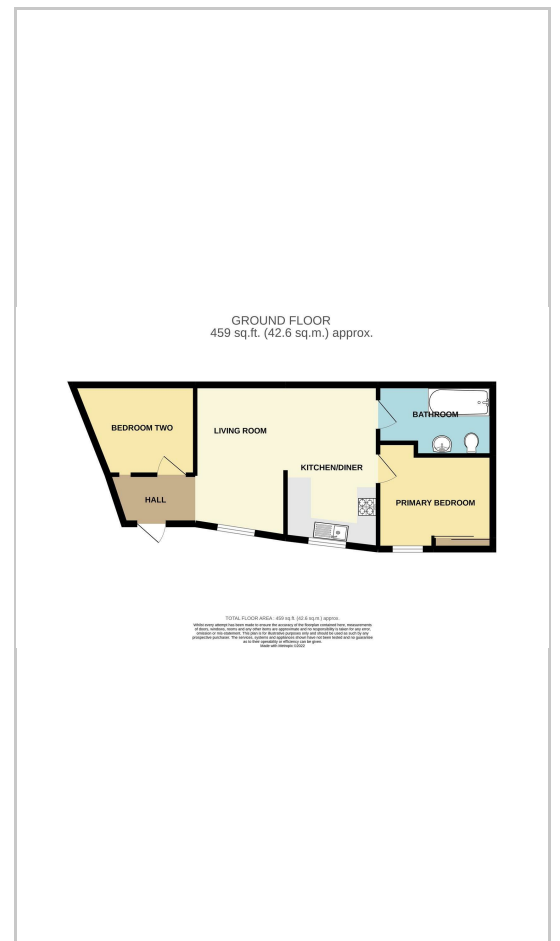
### Directions

From our office proceed down the High Street until it splits in to two with Fore St on your left hand side. On your right Waterloo Terrace will appear. Walk along this terrace and around the corner and a gate for 25a will appear on your right.

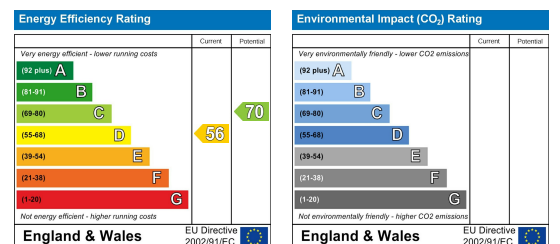
### Area Map



### Floor Plans



### Energy Efficiency Graph



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.

135 High Street, Ilfracombe, Devon, EX34 9EZ

Tel: 01271 866421 Email: sales@turnerspropertycentre.co.uk <https://www.turnerspropertycentre.co.uk>