



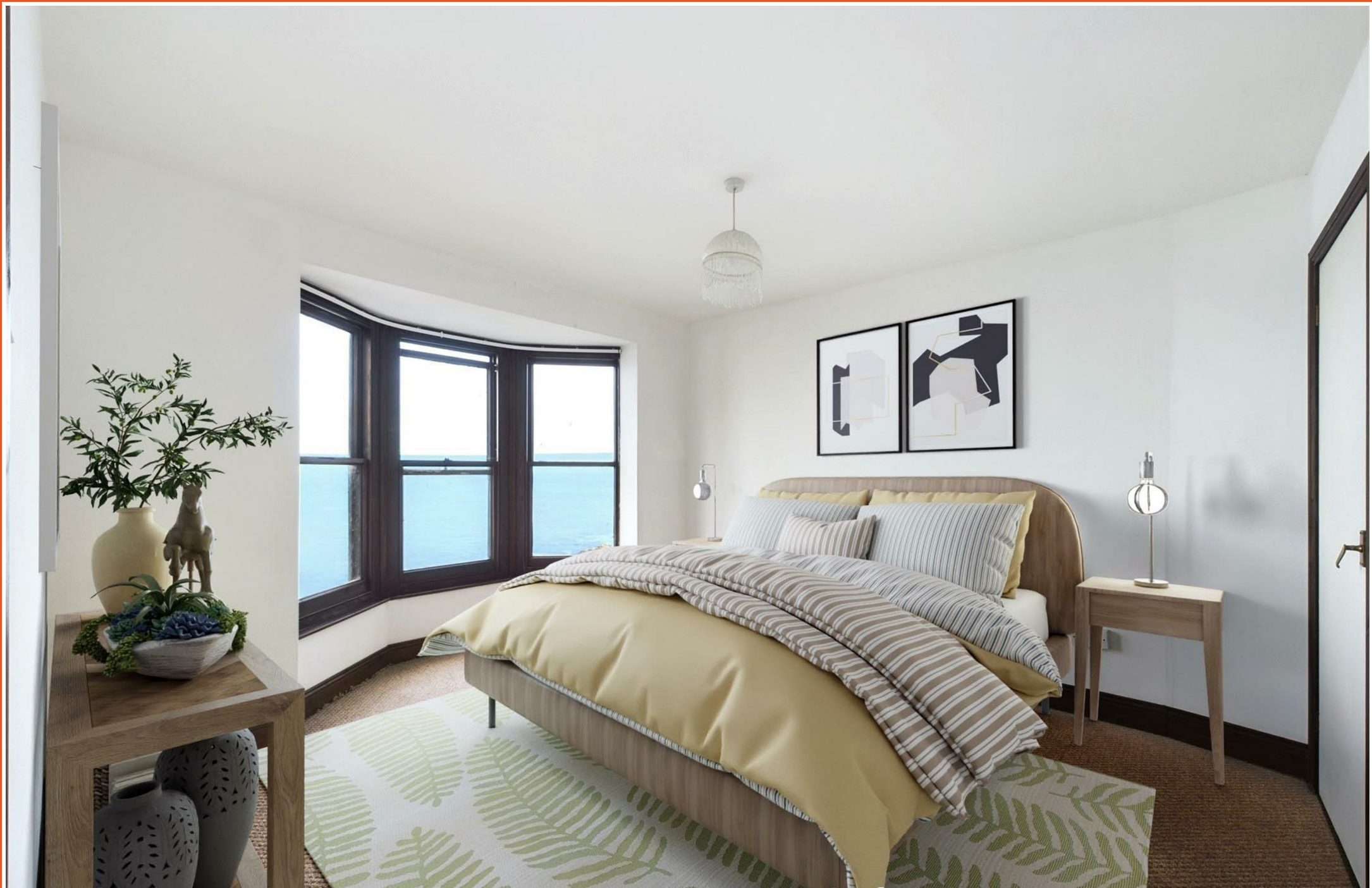
# turners



Cheyne House, Capstone Crescent, Ilfracombe, EX34 9BT

£250,000





£250,000

# Apartment 2, Cheyne House, Capstone Crescent

Ilfracombe, EX34 9BT

A spacious duplex apartment with breath taking panoramic sea views throughout. In need of modernisation and redecoration. The property has three generous double bedrooms and two bathrooms. Every room boasts a near floor to ceiling bay window ensuring the apartment is filled with natural light. The lounge/diner has two bay windows offering unbeatable views over the Bristol Channel. Situated less than 100 meters from Ilfracombe harbour, this property would make an ideal holiday let or create a sensational home.

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.



**Entrance hall: 4'0" x 2'9" (1.22m x 0.84m)**

A useful space to store shoes and coats.

**Hallway: 8'9" x 3'9" (2.67m x 1.14m)**

Centrally located, giving direct access to all rooms and including a useful storage cupboard.

**Living room: 13'3" x 23'1" (4.04m x 7.04m)**

Spacious open plan living/dining room with two large bay windows offering unbeatable sea views. A fantastic space with endless potential and boasting a real wow factor.

**Kitchen: 14'0" x 11'6" (4.27m x 3.51m)**

Front aspect room with a large bay window offering an abundance of natural light and comprising of; base and eye level units, inset sink and drainer with space for all modern white good. There is also large versatile storage and utility cupboard.





**Bathroom two: 6'8" x 4'5" (2.03m x 1.35m)**

Located on the bottom floor of the apartment and comprising of a toilet, hand was basin and walk in shower.

**Landing: 12'7" x 3'5" (3.84m x 1.04m)**

Spacious landing with additional storage and giving direct access all rooms on that level.

**Bedroom one: 14'0" x 12'7" (4.27m x 3.84m)**

Front aspect room with ample space for a king size bed and all additional bedroom furnishings as well as an extra storage cupboard.

**Bedroom two: 13'3" x 12'11" (4.04m x 3.94m)**

Similar in size to bedroom one with a large bay window, but rear facing and boasting exceptional sea views over the Bristol channel.

**Bedroom three: 13'3" x 11'1" (4.04m x 3.38m)**

A rear aspect double room, generously sized and comparable to bedroom one and two, with sublime sea views and also includes a storage cupboard.

**Bathroom one: 6'9" x 4'5" (2.06m x 1.35m)**

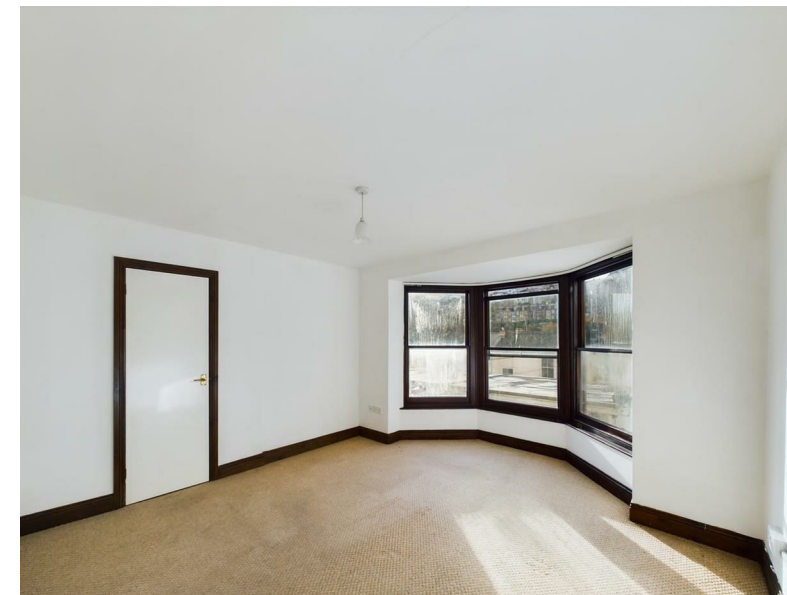
A first floor bathroom comprising of a bath with shower above, low level wc and hand wash basin.

**Agents notes:**

We have been informed by the vendor that gas, electric, water and drainage are all mains connected. To comply with the property mis-descriptions 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 on Ilfracombe High Street proceed in a westerly direction. As the road forks, take a left down Fore Street and follow the road around to the left becoming Sommers Crescent. At the bottom of the road take a right onto St James Place. Continue along St James Place until it meets Broad Street, take a left and then an immediate left again onto Capstone Crescent. Cheyne House can be found at the end of Capstone Crescent on the right handside.

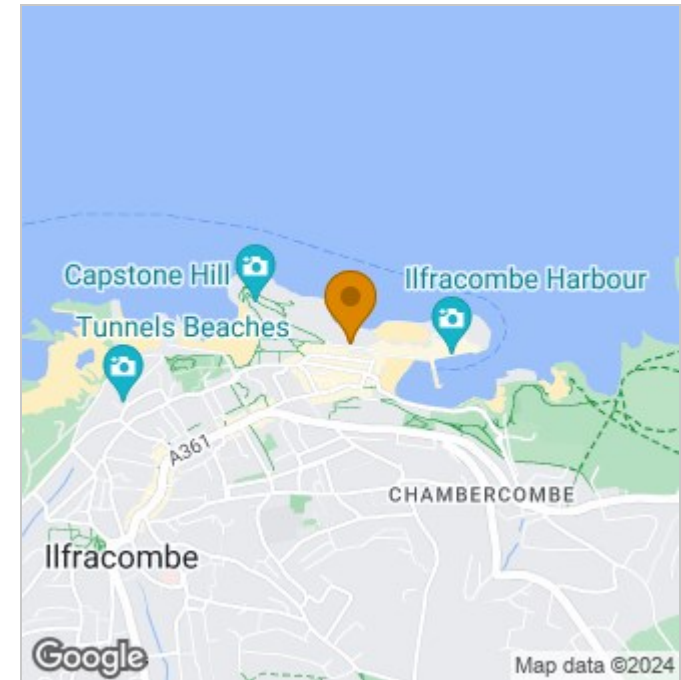




## Floor Plans

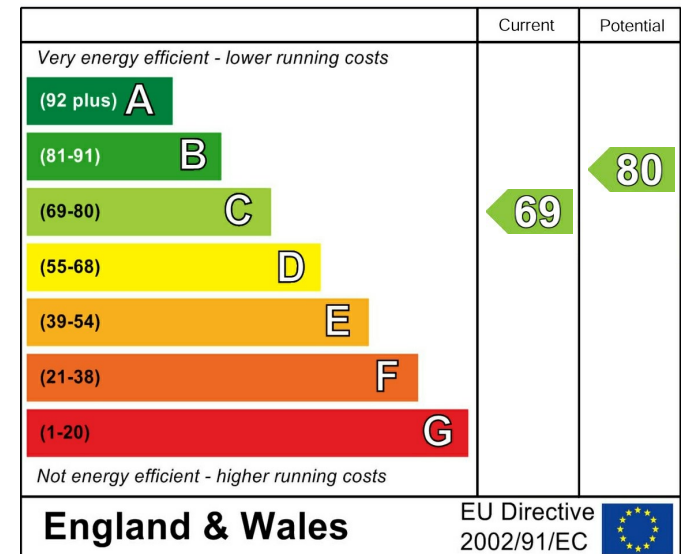


## Location Map



## Energy Performance Graph

### Energy Efficiency Rating



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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