



turners



6 Bicclescombe Gardens

Ilfracombe, EX34 8EX

£290,000



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PUBLIC NOTICE

6, Bicclescombe Gardens Ilfracombe, EX34 8EX

We are acting in the sale of the above property and have received an offer of £280,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D

Situated in one of Ilfracombe's most sought after locations is this three double bedroom detached house. Presenting buyers with a unique opportunity to acquire what could be an amazing friendly home once they have put their own mark on it. The property is only a stones throw away from Bicclescombe Park, one of the towns favourite family attractions. Boasting sizeable rooms throughout the property and a large three tired rear garden as well as expansive front aspect decking area creating perfect spaces to spend long summer evenings.

It is worth noting that the property requires modernisation throughout.

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.

Porch

2'6" x 7'7" (0.78 x 2.32)

A useful space, perfect for storing shoes and coats.

Hallway

16'0" x 7'6" (4.89 x 2.30)

A large welcoming hallway with wooden flooring throughout giving access to all rooms of this floor and stairs to all three bedroom on the second floor

Living Room

15'5" x 11'11" (4.72 x 3.65)

Front facing double glazed living room with views of Ilfracombe rolling hills and a bay window to enjoy them in.

Dining Room

Upon entering the dining room you are greeted with a log burner and rear French doors giving direct access to the rear garden.

Kitchen

8'5" x 9'1" (2.58 x 2.78)

This light and airy room has both rear and side aspect windows and ample cupboard space and room for all modern appliances, the rooms flows effortlessly into the open plan dining room, creating what could be a fantastic family hub.

Landing

9'2" x 4'3" (2.80 x 1.30)

Bright space giving access to all three bedrooms and bathroom.

Bedroom One

16'2" x 10'8" (4.93 x 3.26)

Front facing double bedroom with fire place and beautiful views out over Ilfracombe.

Bedroom Two

11'11" x 10'9" (3.64 x 3.29)

Rear bedroom with ample space for a king size bed and all associated bedroom furnishing, giving way to the rear garden via double French doors.

Bedroom Three

6'8" x 8'10" (2.05 x 2.70)

A perfect front facing bedroom for either a child's room or home office.

Bathroom

5'6" x 8'7" (1.70 x 2.62)

A three piece bathroom with corner bath and walk in shower.

Outside

To the rear is a three tiered garden, large patio and decking area.

To the front of the property is an additional large decking area with the property offering multiple external areas to enjoy during the summer months.

Off road parking.

Agents Notes

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

To comply with the property misdescriptions act we must inform all prospective purchasers that the measurement are taken by an electronic tape measure and are provided as a guide only, they should not be used as accurate measurements. We have not tested any mains services, therefore prospective purchasers should satisfy themselves before committing to purchase.



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

