



# turners



## The Rock, Marlborough Park

Ilfracombe, EX34 8JB

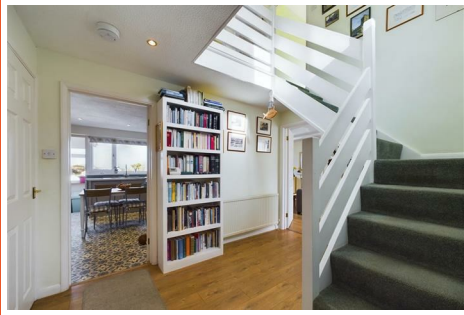
**£300,000**



# The Rock, Marlborough Park

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An elevated and immaculately presented three bedroom semi detached house with sea views. The property is situated close to local schools and amenities in an extremely sought after area of town. Uniquely this beautiful family home boasts two integrated garages, a delightful low maintenance rear garden and a large driveway that can accommodate multiple vehicles.

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.

## Hallway

10'9" x 8'8" (3.3 x 2.66)

An expansive hallway with open staircase and ample space for coats and shoes.

## Living Room

20'11" x 11'11" (6.39 x 3.64)

This spacious open plan living room is the heartbeat of the house, the front aspect of the room is a large seating area with delightful sea views and designed around a feature fireplace. The rear aspect of the room with views over the garden is utilised as a dining area, making this the perfect spot for the whole family to socialise and enjoy.

## Kitchen/Diner

13'0" x 11'9" (3.97 x 3.59)

A spacious modern fitted kitchen with ample space for a breakfast table and direct outdoor access. The room comprises of stylish base and eye level units, white marble effect worktops, an inset stainless steel sink and drainer. and built in appliances. This impressive room is finished with ornate effect vinyl flooring that tastefully compliments the kitchen splashbacks.

## WC

5'10" x 2'7" (1.79 x 0.81)

A useful toilet comprising of low level WC and hand wash basin.

## Landing

6'10" x 2'10" (2.10 x 0.87)

A central landing offering immediate access to all three bedrooms and the family bathroom.

## Bedroom One

12'5" x 11'1" (3.8 x 3.39)

An impressive primary bedroom bedroom with excellent views, built in wardrobe space and ample space for a king size bed and all other bedroom furnishings.

## Bedroom Two

10'11" x 10'5" (3.35 x 3.2)

A large double bedroom with far reaching sea views and plenty of room for a bed size of your choices and all other additional bedroom furnishings.

### Bedroom Three

10'11" x 9'8" (3.35 x 2.95)

An incredibly generous double room with front aspect views and ample space for a king size bed and other bedroom furnishings.

### Bathroom

9'7" x 6'7" (2.93 x 2.03)

A spacious family bathroom with part paneled walls and wood effect vinyl flooring. The room comprises of a four piece bathroom suite that includes; a panel enclosed bath, walk in shower cubicle, toilet and pedestal hand wash basin.

### Utility Room

7'8" x 5'11" (2.36 x 1.82)

A useful utility space at the rear of garage one, housing the combi boiler.

### Garage One

13'1" x 8'8" (4.01 x 2.66)

The smaller of the two garages, complete with water supply, perfect for storage or housing a small car with an up and over garage door and electricity supply.

### Garage Two

20'4" x 9'8" (6.2 x 2.96)

A large integral garage with electric supply and up and over door, perfect for storage of a vehicle or workshop.

### Outside

To the front of the property is a generous driveway with space for multiple vehicles.

To the rear of the property is an enclosed low maintenance garden made up of patios, decorative stones, a variety of planters and a well built summer house.

### Agents Notes

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

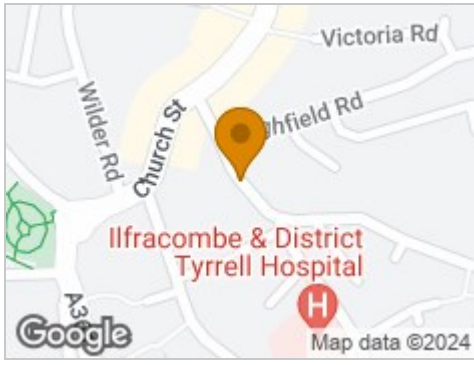
To comply with the property misdescriptions act we must inform all prospective purchasers that the measurement are taken by an electronic tape measure and are provided as a guide only, they should not be used as accurate measurements. We have not tested any mains services, therefore prospective purchasers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

### Directions

From our office on Ilfracombe High Street proceed in a westerly direction becoming Church Street. Take a left hand turn directly opposite the Co-op into Marlborough Road and immediately left again onto Highfield Road. Continue a short distance before turning right at the Jubilee Garage sign and then right again into Marlborough Park.



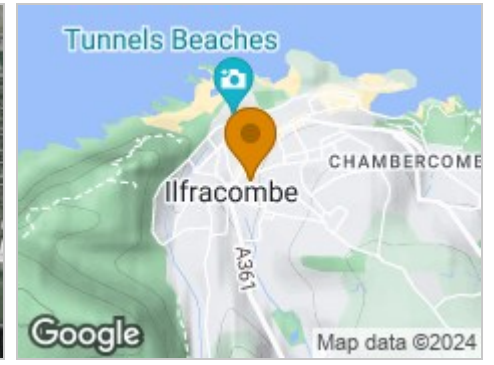
## Road Map



## 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

