



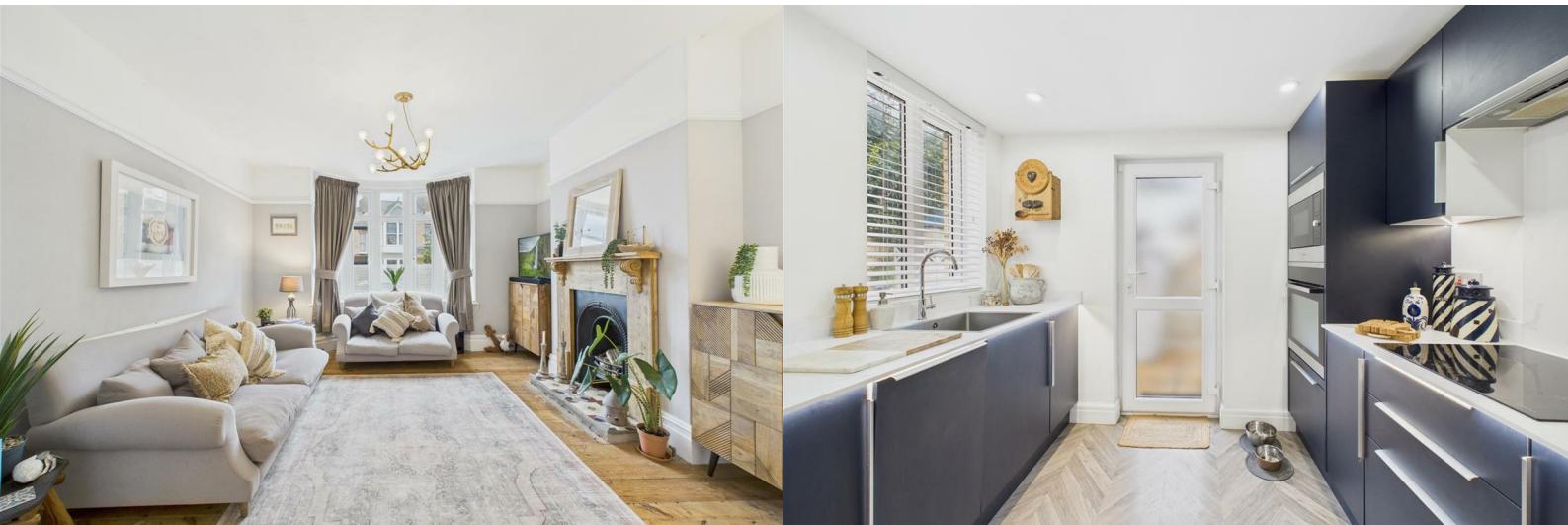
# turners



Lamb Park

Ilfracombe, EX34 8DH

**Guide Price £285,000**



# 8 Lamb Park

Ilfracombe, EX34 8DH

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## The Property

Immaculately presented and thoughtfully maintained, this attractive mid-terrace family home is nestled within the highly sought-after Lamb Park area, offering both comfort and style. The property features two spacious double bedrooms, each decorated to a modern standard, alongside a well-proportioned third bedroom currently used as a home office—ideal for remote working or versatile family living.

The welcoming open-plan lounge and dining room provides a bright, airy atmosphere with ample space for relaxation and entertaining, while the modern fitted kitchen boasts sleek cabinetry, quality worktops and integrated Lamona appliances for a seamless finish. A contemporary three-piece bathroom suite offers a touch of luxury with modern fixtures and tasteful tiling.

Outside, the front garden is attractively designed for low maintenance and enjoys distant sea views, creating a peaceful outlook. The rear garden is a private, sunny retreat featuring a paved area perfect for outdoor dining and entertaining, surrounded by neat borders and seating areas. Additionally, an outbuilding provides a convenient utility room with extra storage options.

Located within easy reach of local schools, shops, and transport links, this charming home combines

modern living with coastal charm. On-road parking is available on an ad-hoc basis.

## Location

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.

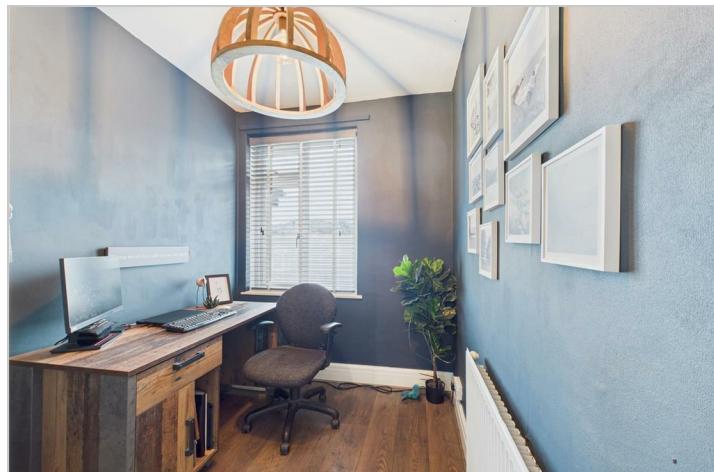
North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

## Agent Notes

- Vendors have found a property that an offer in principle has been accepted. This will be the end of the chain and are hopeful for a quick sale.
- Under floor heating in the kitchen and bathroom

## Directions

From our office, head south-west on High Street/A361 towards Meridian Place. Follow this round for 0.3 miles until you reach the roundabout and take the 1st exit and turn left onto station road. Follow station road where you will find the property on your right hand side.



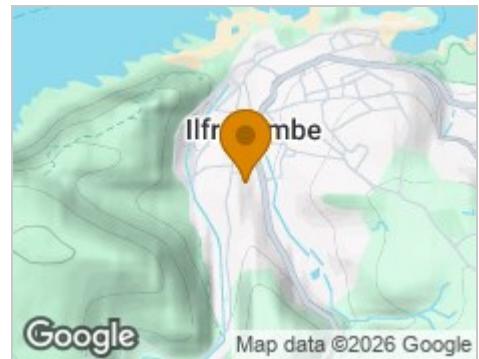
## Road Map



## 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.

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## Energy Efficiency Graph

### Energy Efficiency Rating

