



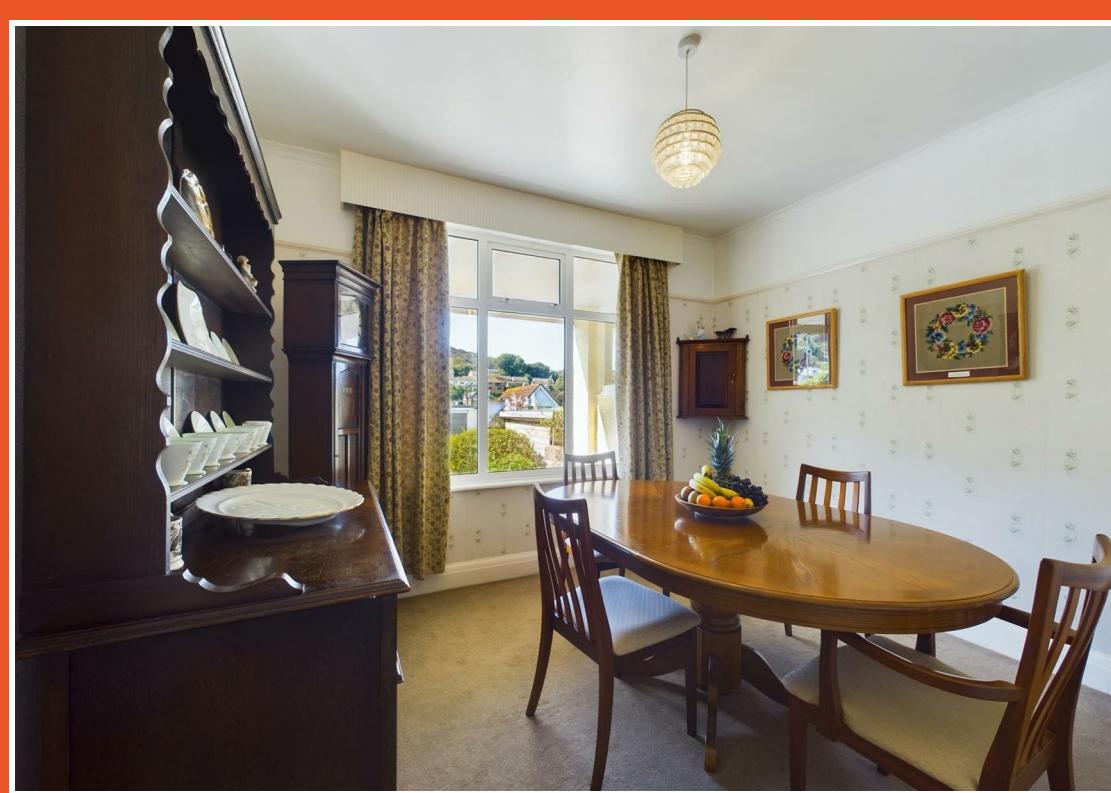
turners



Bicclescombe Gardens, Ilfracombe, EX34 8EX

Asking Price £340,000

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18 Bicclescombe Gardens

Ilfracombe, EX34 8EX

Nestled in the quiet and sought-after location of Bicclescombe Gardens is this well-presented 3 bedroom semi-detached dormer bungalow. This property benefits from having 2/3 off-road parking spaces, being a stones throw away from Bicclescombe Park and provides exquisite views across Ilfracombe due to its elevated position.

The ground floor of the property provides ample living space consisting of well-proportioned lounge, large modern fitted kitchen that wraps around to provide additional space, large dining room, double bedroom, three-piece bathroom and utility room. As you approach the first floor you're welcome by a large window with views across the rear garden and providing an exceptional amount of light to the hallway. There also two more fantastic double bedrooms and also has the convenience of a modern fitted shower room.

The moment you walk out to the rear garden you're welcomed by an array of colours from the different variety of plants on show. this space has a well maintained lawn, concrete pathway leading to the higher tier of the garden where there's an wooden patio area and space for sheds/greenhouses.

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.

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Living Room 13'11" x 10'11" (4.24m x 3.33m)

This well-proportioned lounge features an amazing UPVC double glazed window with views across Ilfracombe, provide adequate space for free standing lounge furniture, Feature electric fire place, wall mounted gas radiator and is carpeted throughout.

Kitchen 12'0" x 8'2" (3.66m x 2.49m)

A stylish designed modern fitted kitchen with matching wall and floor units, Integrated electric fan oven and grill, integrated five ring gas hob with an electric fan over top, space for a fridge freezer, 1.5 stainless steel sink drainer, integrated microwave, a Larder, UPVC double glazed window and vinyl laminate flooring. This room wraps around into the sunroom to add additional kitchen space.

Sunroom 15'2" x 5'3" (4.62m x 1.60m)

The sunroom creates additional kitchen space with matching wall and floor units to the kitchen, space and plumbing for a washing machine, space and plumbing for a dishwasher, UPVC double glazed windows with rear garden views, UPVC double glazed door providing access to the rear garden, wall mounted gas Radiator and vinyl laminate flooring throughout.

Utility Room 13'3" x 5'1" (4.04m x 1.55m)

Continuing on from the sunroom there is an extra utility room with matching wall and floor units to the kitchen, space for additional kitchen appliances, UPVC double glazed window with rear garden views and vinyl laminate flooring throughout.





Dining Room 10'11" x 10'9" (3.33m x 3.28m)

This Reasonably sized dining room provides adequate space for a large dining table and other free standing furniture. This room has a wall mounted gas radiator, is carpeted throughout and also has a UPVC double glazed window that allows plenty of light into the room and views across Ilfracombe's countryside.

Bedroom One 16'10" x 10'10" (5.13m x 3.30m)

Situated on the top floor benefitting from exquisite views of Ilfracombe's hillside is the fantastic large double bedroom. This room has plenty of space for free standing furniture, built in storage, UPVC double glazed window, wall mounted gas radiator and is carpeted throughout.

Bedroom Two 10'11" x 9'5" (3.33m x 2.87m)

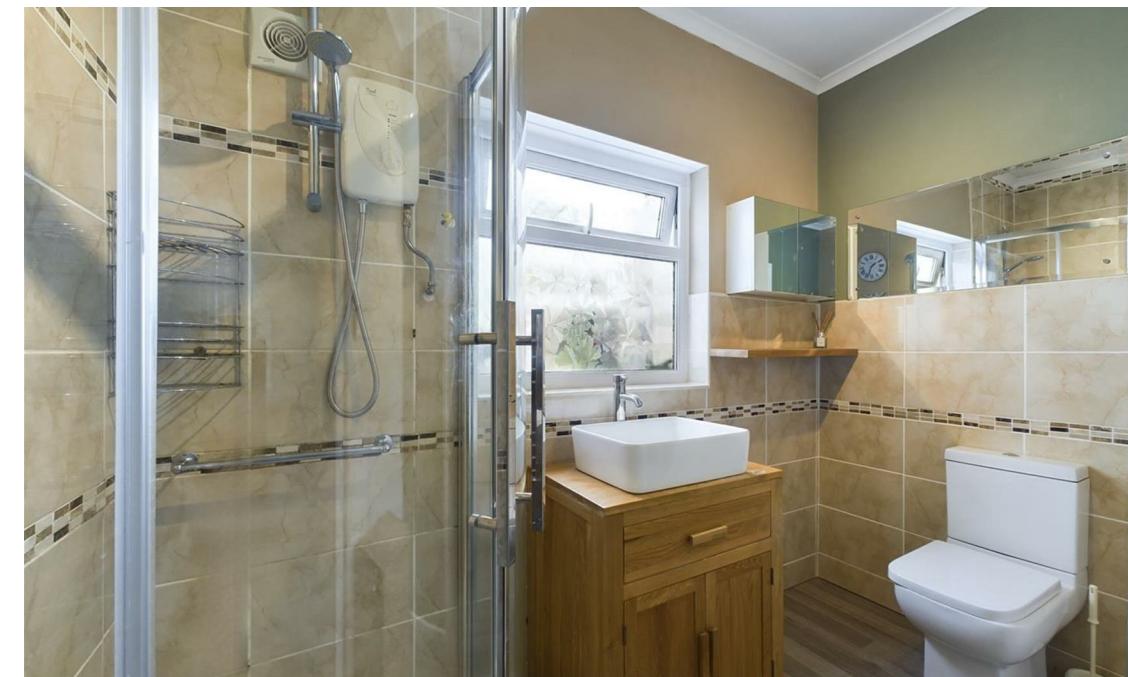
Another well-sized double bedroom that is located on the top floor of the property that has enough room for free standing furniture. although slightly smaller than the other two bedrooms, this room benefits from a walk in wardrobe to free up more bedroom space. This room has a UPVC double glazed Velux window, wall mounted gas radiator and is carpeted throughout.

Bedroom Three 10'9" x 10'0" (3.28m x 3.05m)

Located on the ground floor is another well-sized double bedroom. This room has space for free standing bedroom furniture, UPVC double glazed window, wall mounted gas radiator and is carpeted throughout.

Bathroom 8'7" x 6'0" (2.62m x 1.83m)

A modern fitted three piece bathroom suite consisting of a sink basin with built in storage cupboards below, WC, shower cubicle, UPVC double glazed obscure window, wall mounted heated towel rail, extractor fan and has vinyl laminate flooring throughout.



Shower room 1.63 x 1.59 (1.63 x 1.59)

Adding convenience to the top floor is this modern fitted three piece shower room suite. This room has sink basin, WC, shower cubicle, wall mounted heated towel rail, extractor fan and has vinyl laminate flooring throughout.

Outside Space

To the front of the property there is a brick laid parking space for two to three vehicles making parking no issue with this property. In addition to the parking spaces there is a small sheltered outside seating space and mature shrubs and bushes. As you make your way into the beautifully presented rear garden, you're greeted by an explosion of colour from the different variety of plants. There is also a well maintained lawn providing space for outdoor activities, wooden decking at the top of the garden perfect for al fresco dining, a wooden shed, wooden shed workshop with electrics and a greenhouse.

Agent 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

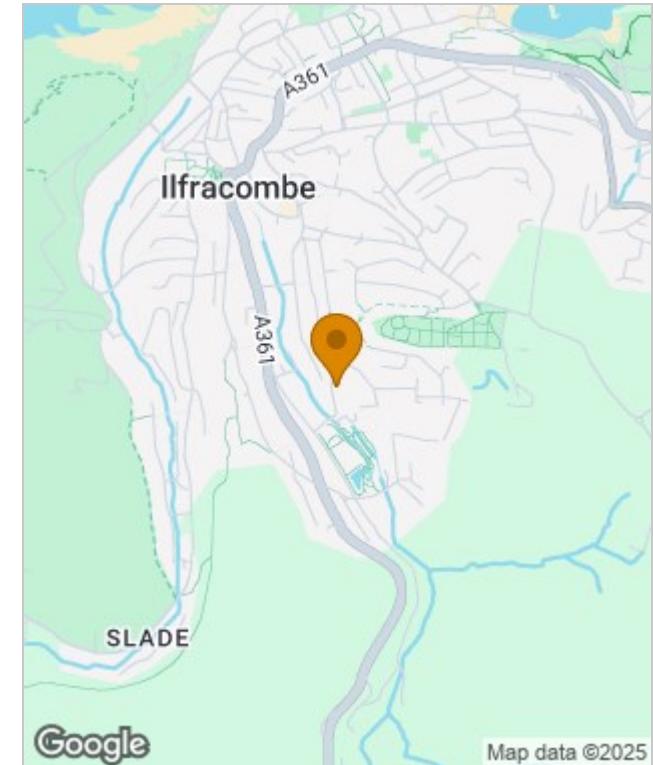
From our office head south-west on the High street towards Meridian Place. At the roundabout, take the first exit onto Church Street/A361 and follow for 0.4 miles. turn left onto Bicclescombe Park Road. Follow this road towards Bicclescombe Park and just before the park, take a left hand turning onto Bicclescombe Gardens. Follow this road onto the private road and the property will be on your left hand side where a agent will meet you for the viewing.



Floor Plans



Location Map



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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Energy Performance Graph

Energy Efficiency Rating

