



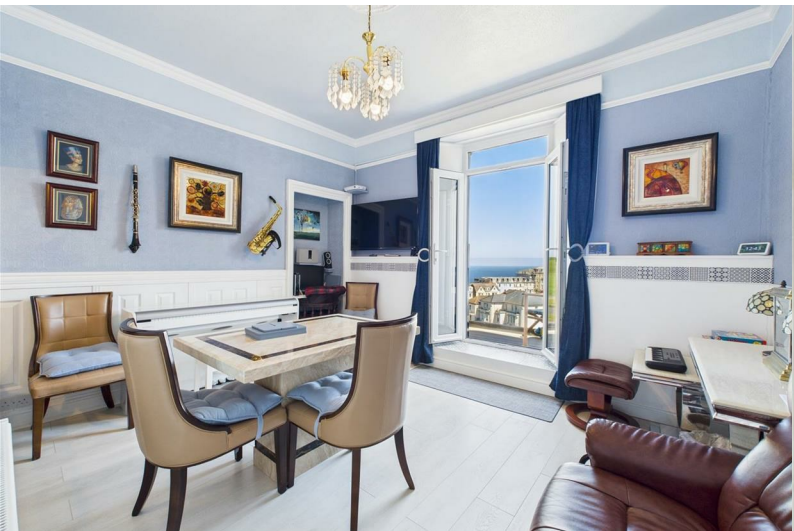
# turners



## Sommers Crescent

Ilfracombe, EX34 9DP

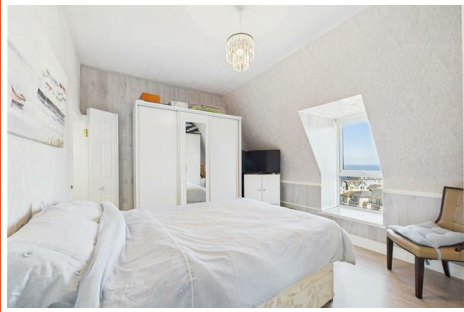
Price Guide £290,000



# 5 Sommers Crescent

Ilfracombe, EX34 9DP

Price Guide £290,000



## Property Description

Perched on the top floor, this beautifully presented maisonette combines contemporary styling with charming character features, creating a refined and welcoming coastal home. Finished to a high standard throughout, the property enjoys an elevated position with stunning, far-reaching views across Ilfracombe's picturesque coastline.

The accommodation is both spacious and well-proportioned, comprising three generous double bedrooms. The impressive primary bedroom benefits from delightful sea views and direct access to a truly exceptional sun terrace. The bright and airy lounge provides a comfortable space to relax, while the separate dining room opens onto a private balcony—perfectly positioned to enjoy morning coffee and views towards Ilfracombe Harbour. A modern fitted kitchen offers both style and practicality, ideal for everyday living and entertaining. The property is further enhanced by two contemporary three-piece bathroom suites, thoughtfully arranged across the ground and first floors for added convenience.

Externally, the standout feature is the unique and breath-taking sun terrace, offering panoramic views across the Bristol Channel, Capstone Hill, and Ilfracombe Harbour. This elevated outdoor space provides a rare opportunity to enjoy coastal living at its finest, whether entertaining guests or simply unwinding in a peaceful setting.

Additional benefits include allocated off-road parking and the advantage of a chain-free sale, ensuring a smoother purchasing process. Ideally located just a short walk from Ilfracombe High Street and its bustling

harbour, with an array of shops, cafés, and local amenities nearby, this superb home perfectly balances tranquillity with accessibility.

## 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

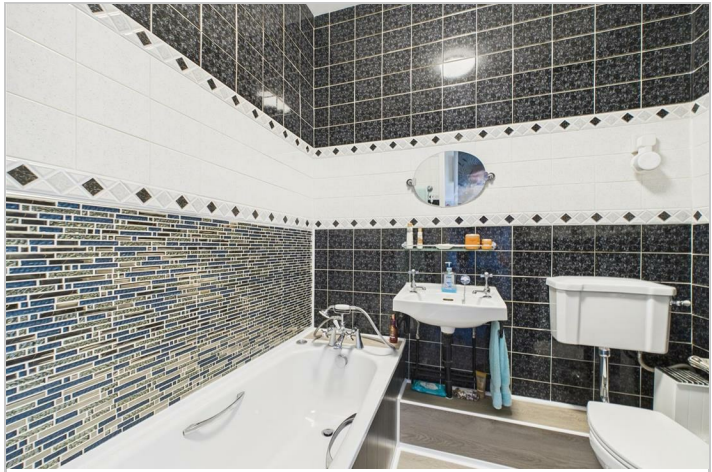
This property has a 999 year lease with 977 remaining and all maintenance to the property is split three ways between all the flats in the block. Private parking opposite the building providing one allocated space.

This is a very well self managed block with no ground rent or monthly service charge. A 2/5ths contribution of communal bills and costs as and when they arise come with this property.

## Directions

From our office head north-east on High St/A361 towards Oxford Grove and turn left onto Fore Street. Turn left onto Sommers Crescent where the property will be on your right hand side.

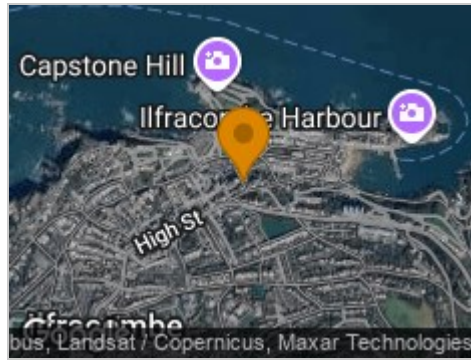
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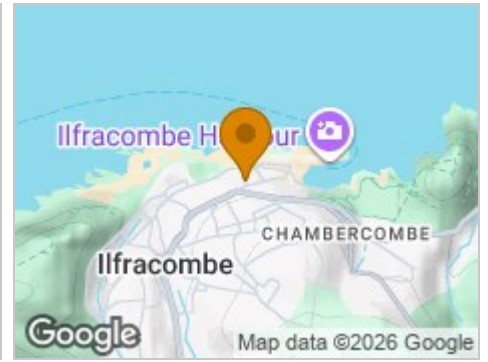
## Road Map



## 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

