



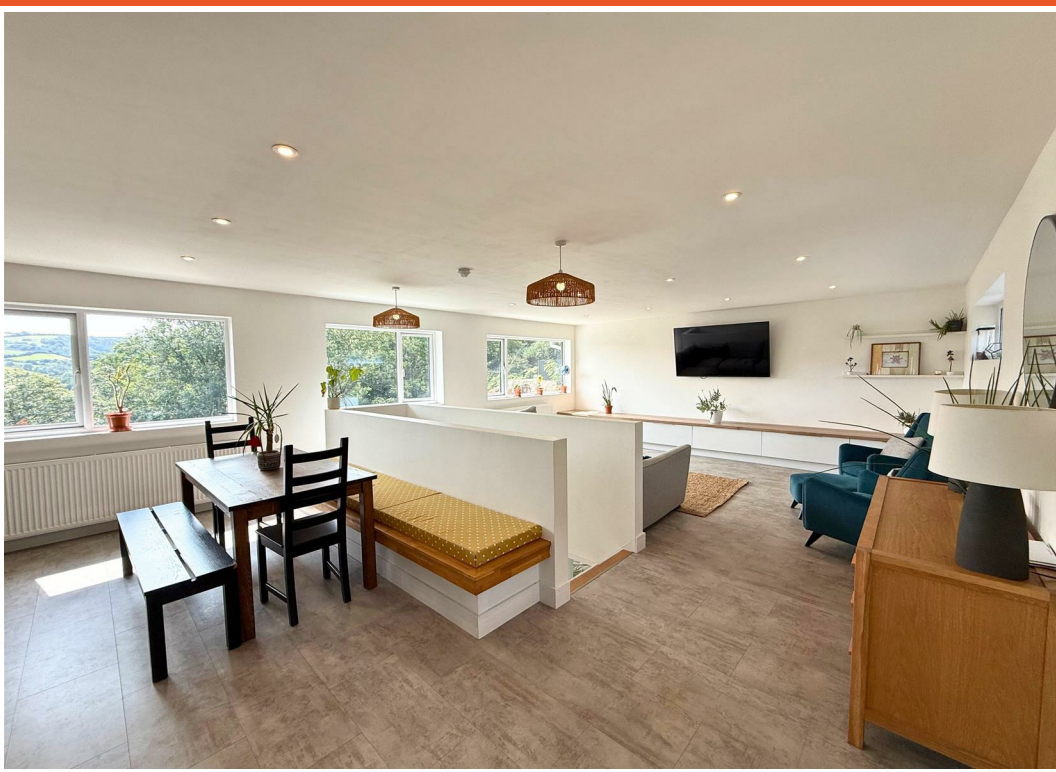
# turners



Hammets Chambercombe Park Road, Ilfracombe, EX34 9QN

Asking Price £400,000





# Hammets Chambercombe Park Road

Ifracombe, EX34 9QN

Step right in to this deceptively large three bedroom split-level detached house which has been modernised to an immaculately high standard throughout. As soon as you walk through the front door you're welcomed by an extraordinary open plan living space consisting of a modern fitted kitchen, large lounge, dining room, utility room and a convenient WC. This room provides panoramic views of Ifracombe's spectacular countryside.

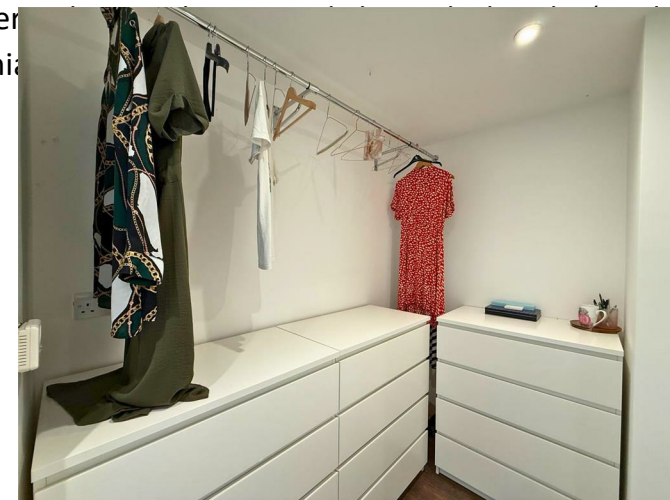
The lower floor provides a modern primary bedroom including a dressing room and a three-piece En-suite shower room. This floor also provides an additional two well-proportioned double bedrooms, three-piece family bathroom and bright sunroom. To the front of the property, the outside space provides off-road parking and a large garage with an electric car charging point. The rear garden is a sunny aspect space with stone paved patio area and provides distant views of the countryside.

The property is in close proximity to a self-storage and scaffolding yard. Though this does not pose a noise issue, there is currently excavating works nearing completion that for the time being partially effects the scenic views Hammets offers. Prospective buyers can be put in touch with the owners of the land for reassurances regarding this.

Ifracombe 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 surfing reserve', one of just 12 places on the planet along

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### **Open plan living room/kitchen 36'9" x 18'8" (11.20m x 5.69m)**

An exquisitely designed open plan living room/kitchen that takes your breath away the second you walk through the front door also provides a bright and airy feeling due to the dual aspect UPVC double glazed. The stylish lounge area has an abundance of space for several sofa's and free standing lounge furniture; as well as this, the room has vinyl laminate flooring throughout and plenty of built in storage cupboards.

A cooks dream is the only way to describe this immaculate modern fitted Kitchen space that includes matching wall and floor units, two integrated electric fan ovens, five-ring electric induction hob, integrated dishwasher, stainless steel sink drainer, integrated washing machine, integrated tumble dryer, pull out larder and even an integrated wine cooler.

Finally, there is even space for a family sized dining table and quite brilliant panoramic views across Ilfracombe's countryside.

### **Bedroom one 15'3" x 10'9" (4.65m x 3.28m)**

This brilliant large doubled bedroom fit with UPVC double glazed window which has been decorated to a modern and stylish condition has plenty of room for free standing furniture. In addition the room presents a wonderfully designed walk in wardrobe/dresser and also a modern fitted three-piece En-suite.

### **En-suite 10'4" x 2'11" (3.15m x 0.89m)**

A modern fitted three-piece shower room that includes a WC, sink basin and shower cubicle.

### **Bedroom two 15'0" x 9'3" (4.57m x 2.82m)**

A spacious double bedroom with UPVC double glazed windows has plenty of room for free standing bedroom furniture. This room is decorated to a modern standard and enjoys views of the rear garden.

### **Bedroom three 11'9" x 9'2" (3.58m x 2.79m)**

A well-proportioned light double bedroom that benefits UPVC doubled glazed windows has been decorated to a stylish taste and provides space for free standing bedroom furniture.

### **Bathroom 6'5" x 6'0" (1.96m x 1.83m)**

This beautifully designed three-piece bathroom suite has a sink basin with cupboard storage below, WC, bath basin and a UPVC obscure window.

### **Conservatory 19'2" x 7'3" (5.84m x 2.21m)**

A bright and spacious conservatory with UPVC double glazed window surround which allows plenty of natural light into the room. This room can be a fantastic additional seating area or dining room which can be used all year round.

### **WC 6'4" x 2'8" (1.93m x 0.81m)**

On the first floor there is this conveniently placed two-piece bathroom suited which has been decorated to a modern standard. This room provides a WC, sink basin and heated towel rail.





### **Outside space**

Upon entrance to the property, there is a private drive way which leads to off-road parking for one to two vehicles and also a studio/garage which has an outside electrical car charging point. The rear garden is a sunny aspect blank canvas space with a tiered lawn, Mature shrubs and bushes, conservatory and a stone paved patio perfect for al fresco dining.

### **Agent notes**

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

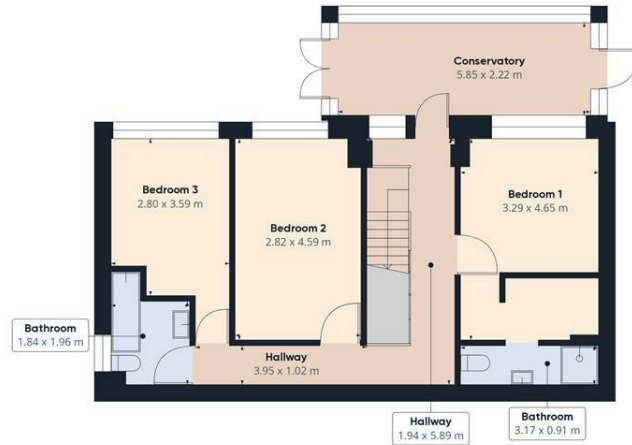
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

### **Directions**

From our office head North up the High Street onto Portland Street and then Hillsborough Road on the A399 towards Combe Martin. once you pass the Thatch Pub, take a right turning onto Chambercombe Road. Follow this road up and then take a left hand turning onto Chambercombe Park Road. roughly 100 yards down this road there will be a sharp right turning onto the private drive where an agent will meet you at the front door.

- Three bedroom split-level house
- Modernised throughout
- Garage/Studio
- Gas central heating
- Countryside views
- Sunny aspect rear garden
- Off-road parking
- Tucked away private location

## Floor Plans



Floor -1



Floor 0

Approximate total area<sup>(1)</sup>  
121.12 m<sup>2</sup>

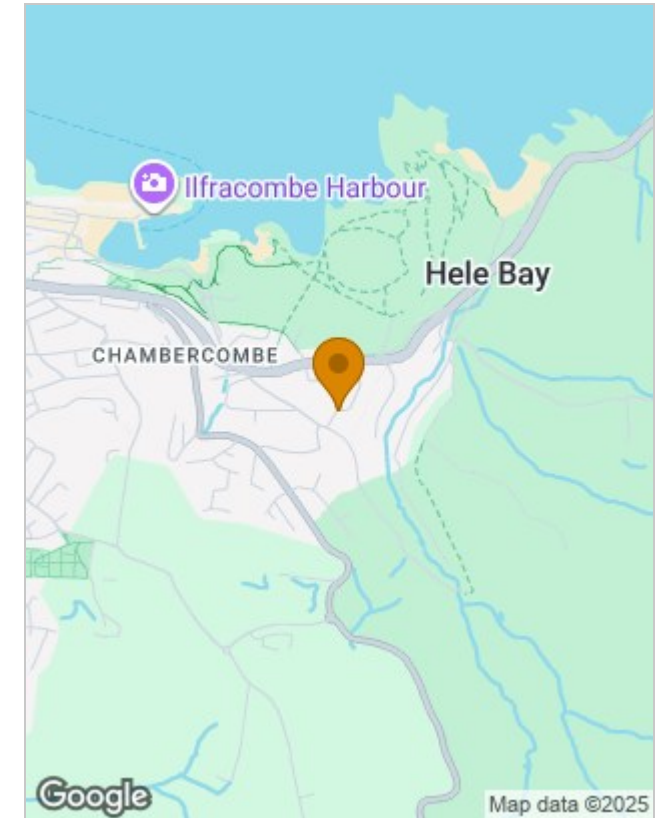
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

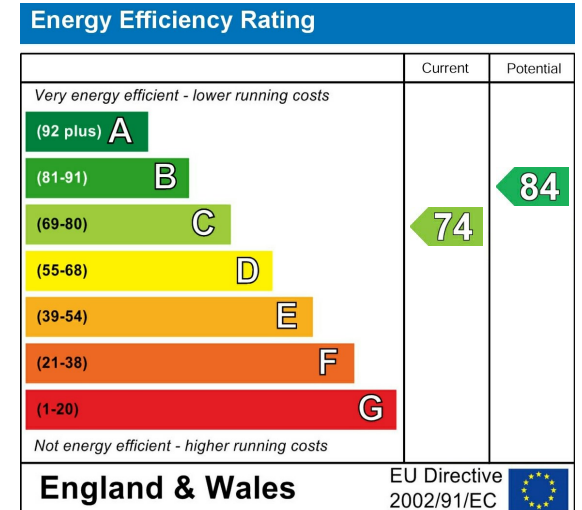
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Location Map



## Energy Performance Graph



## 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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