



# turners



## 1 Wyndthorpe Gardens

Ilfracombe, EX34 9HZ

Price Guide £323,400



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Some of the best sea views in Ilfracombe. Viewing is strongly encouraged.

Nestled in a desirable residential area on a private road, this stunning three-bedroom, three-story, semi-detached property boasts panoramic coastline views and a layout perfect for modern family living. This property is a must-see for anyone looking for a home with a view.

Upon entering the property, you'll be greeted by a bright and welcoming hallway, with kitchen and dining room on the left with access to the lower utility room previously used as a 4th bedroom with its own WC.

At the end of the hallway is a generously sized living room with windows offering plenty of natural light providing views of the beautiful landscape.

Upstairs there are three well-proportioned bedrooms offering plenty of space and storage. There's also a family bathroom with a bathtub with shower.

Externally, this property benefits from a driveway and a large tiered rear garden, perfect for outdoor entertaining and relaxation.

## Hallway

15'7" x 3'6" (4.77 x 1.08)

A spacious entrance hall centrally located giving immediate access to all rooms.

## Lounge/Diner

10'4" x 11'8" (3.15 x 3.58)

This lounge-come-diner offers a separate area for relaxation to the living room with ample room for dining and entertaining family or guests.

## Kitchen

8'10" x 10'2" (2.71 x 3.10)

A small but well-designed kitchen with base and eye level units with access through to the utility room on the lower floor.

## Utility Room

Previously utilised as an additional bedroom, this vast room has exceptional views and is now utilised as a multi functioning utility room.

## Living Room

14'6" x 15'5" (4.44 x 4.7)

A large rear aspect room designed around a central fire place and boasting exceptional sea views.

## Landing

9'10" x 11'3" (3 x 3.44)

The upstairs landing is well designed and full of natural light.

### Bedroom 1 13'1" x 9'10" (4 x 3)

The largest of the three bedrooms which benefits from the exceptional views visible from all rooms at the rear of the property.

### Bedroom 2 12'8" x 7'10" (3.88 x 2.41)

A generously sized double bedroom with ample room for storage.

### Bedroom 3 12'9" x 7'4" (3.89 x 2.26)

A spacious double room similar in size and aspect to bedroom two.

### Bathroom 9'7" x 4'5" (2.93 x 1.36)

This well-designed family bathroom benefits from floor-to-ceiling tiles and comprises of a bath with shower above, low level WC and pedestal sink.

### Outside

To the front of the property is a large driveway offering off-road parking.

To the rear of the property is a beautifully maintained

tiered garden with an abundance of colour, mature shrubbery and a variety of seating areas all sharing outstanding sea views, the perfect place for enjoyment and entertaining in the summer months.

### Agent Notes

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

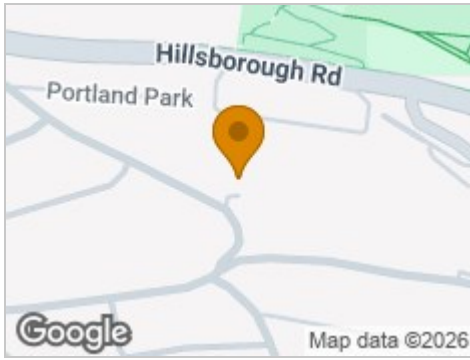
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details,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

### Directions

Proceed in an westerly direction from our office along the High Street before turning left up Springfield Road. Follow the road all the way up to the top before coming to a T junction where the road meets Highfield Road. Turn left onto Highfield Road and continue until the road forks off in three different directions. Turn left down into Castle Hill before turning immediately right into Wyndthorpe Gardens.



## 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

