



Whittingham Road

Ilfracombe, EX34 9LJ

Asking Price £260,000



2 Whittingham Road

Ilfracombe, EX34 9LJ

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This brilliant three-bedroom semi-detached family home has been recently modernised, offering stylish and comfortable living throughout. The property benefits from off-road parking for two vehicles and features a large living room, a spacious kitchen diner, and a well-appointed family bathroom. The property also benefits from a renovated multipurpose loft space.

To the front, a low-maintenance lawn is framed by mature hedges and vibrant flowers, creating an inviting first impression. The rear garden boasts a generous, low-maintenance space with wooden decking and a stone-paved patio—ideal for outdoor activities and perfectly suited for al fresco dining and entertaining.

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.

Hallway

9'1" x 2'9" (2.79 x 0.84)

The entrance hall features stylish wood laminate flooring throughout and includes a useful under-stair storage cupboard. A wall-mounted gas radiator provides warmth, creating a welcoming and practical entry point to the home.

Living Room

18'8" x 10'2" (5.71 x 3.11)

This large living room has been finished to a high standard, offering generous space for free-standing furniture and a comfortable yet stylish atmosphere. A modern electric feature fireplace adds a contemporary focal point, while two UPVC double-glazed windows frame distant sea views and flood the room with natural light. Additional features include a wall-mounted gas radiator, sleek wood laminate flooring, and modern spotlighting, creating a bright and inviting living space.

Kitchen

15'1" x 11'3" (4.61 x 3.43)

This modern fitted kitchen diner is both stylish and functional, featuring matching wall and floor units and a 1.5

ceramic sink drainer. It offers designated space for a gas oven with an electric extractor fan above, as well as space for a fridge freezer, washing machine, and tumble dryer. The room comfortably accommodates free-standing dining furniture, making it ideal for family meals and entertaining. A UPVC double-glazed window provides natural light, while a wall-mounted gas radiator ensures comfort. Finished with wood laminate flooring and contemporary spotlighting, this space combines practicality with a sleek modern design.

Landing

This modern, well-designed landing features a large UPVC double-glazed window that fills the space with natural light. It provides access to the loft and is fully carpeted throughout, creating a bright, comfortable, and practical connecting space within the home.

Bedroom One

12'10" x 10'8" (3.93 x 3.26)

This well-proportioned double bedroom offers ample space for free-standing furniture and features sleek wall-mounted wardrobes for added storage. A UPVC double-glazed window provides natural light and showcases distant sea views, creating a peaceful and scenic retreat. The room also includes

a wall-mounted gas radiator for year-round comfort and is fully carpeted throughout for a warm and cosy finish.

Bedroom Two

10'7" x 7'0" (3.25 x 2.15)

Bedroom Two is a comfortable double bedroom offering space for free-standing furniture and a peaceful atmosphere. A UPVC double-glazed window frames distant sea views, adding a scenic touch, while a wall-mounted gas radiator ensures comfort. The room is fully carpeted throughout, creating a warm and inviting space.

Bedroom Three

8'8" x 7'8" (2.66 x 2.36)

The third bedroom offers comfortable space for free-standing furniture and features a UPVC double-glazed window with pleasant views over the rear garden. Additional highlights include a wall-mounted gas radiator, modern spotlighting, and full carpeting throughout, creating a cosy and functional space.

Bathroom

6'0" x 5'4" (1.84 x 1.65)

This modern fitted three-piece suite features a sleek bath with an overhead shower, a contemporary sink basin, and a toilet. The room is finished with stylish tile flooring and includes a UPVC double-glazed obscure window for privacy and natural light. Additional features include an electric extractor fan, a wall-mounted gas radiator for comfort, and modern spotlighting, creating a bright and functional bathroom space.

Outside Space

To the front of the property, a sunny aspect garden features a well-kept lawn bordered by mature shrubs and hedging, creating a private and welcoming entrance. The property also benefits from off-road parking for two vehicles. To the rear, the garden enjoys a similarly sunny aspect and has been designed for low-maintenance living, with a combination of wooden decking and a stone-tiled patio. This outdoor space offers ample room for activities and is ideal for outdoor furniture, making it perfect for al fresco dining and relaxation.

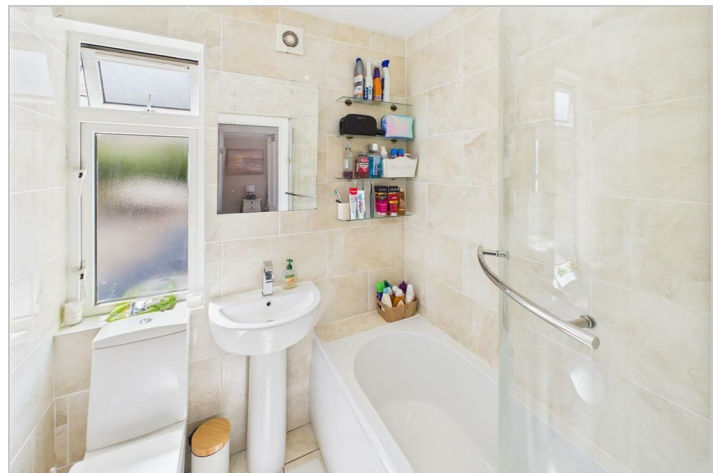
Agent Notes

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/A361 towards Meridian Place and then turn left onto Springfield Road. At the end of Springfield Road turn left onto Highfield Road. In 0.2 miles turn right onto Whittingham Road where the property will be directly on your right hand side.



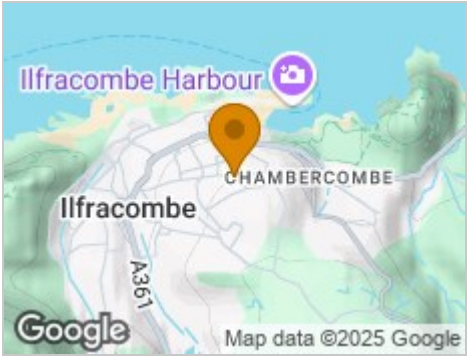
Road Map



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

