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## Lamb Park

Ilfracombe, EX34 8DH

Asking Price £235,000



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This mid-terrace family home, situated in the sought-after location of Lamb Park, offers stunning views across Ilfracombe and the Bristol Channel. Featuring a spacious open-plan lounge diner, a stylish kitchen, three well-proportioned bedrooms, and a modern three-piece bathroom suite. Completing the home are low-maintenance front and rear gardens, ideal for outdoor enjoyment. The property would benefit from general cosmetic improvements making this the perfect property for to put your own stamp on.

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.

## Living Room

13'0" x 11'6" (3.97 x 3.52)

This well-proportioned living room offers ample space for free-standing furniture and seamlessly flows into the open-plan dining area, creating a warm and inviting atmosphere. Featuring a striking fireplace, a wall-mounted radiator, a large UPVC double-glazed bay window, and wood laminate flooring throughout, this space combines style and practicality.

## Dining Room

11'10" x 10'3" (3.61 x 3.13)

A spacious dining room that is part of an open-plan lounge diner, offers ample space for free-standing dining furniture. It features two large built-in storage units, a UPVC double-glazed patio door leading to the rear garden, a wall-mounted gas radiator, and wood laminate flooring throughout, combining functionality with style.

## Kitchen

8'6" x 7'0" (2.61 x 2.15)

This well-presented kitchen features matching wall and floor units, a 1.5 stainless steel sink drainer, and an electric fan oven with an integrated four-ring gas hob and extractor fan. It offers space and plumbing for a dishwasher and tumble dryer, with dual-aspect UPVC double-glazed windows and a UPVC double-glazed door leading to the rear garden. A wall-mounted radiator and vinyl tile-effect flooring add practicality and style. Additionally, the kitchen extends to an outside cupboard, providing space and plumbing for a washing machine and electric access for a fridge freezer

## Bedroom One

11'10" x 11'8" (3.61 x 3.56)

This spacious double bedroom offers ample room for free-standing furniture and features a UPVC double-glazed window with lovely rear garden views. Additional benefits include a wall-mounted radiator and full carpeting for comfort.

## Bedroom Two

11'9" x 10'10" (3.59 x 3.31)

A well-proportioned double bedroom that offers ample space for free-standing furniture and is enhanced by a large UPVC double-glazed bay window, which fills the room with natural light and provides stunning views of Ilfracombe and the Bristol Channel. Additional features include a wall-mounted radiator and full carpeting for comfort.

## Bedroom Three

8'6" x 6'7" (2.60 x 2.02 )

This single bedroom offers space for free-standing furniture and features a UPVC double-glazed window with scenic views across Ilfracombe. Additional benefits include a wall-mounted radiator and full carpeting for comfort.

## Bathroom

8'8" x 4'9" (2.66 x 1.50 )

This modern fitted three-piece bathroom suite features a bath with an overhead shower, a toilet, and a sink with built-in storage. Two UPVC double-glazed obscure windows provide natural light while ensuring privacy. Additional highlights include a wall-mounted heated towel rail and stylish vinyl flooring throughout.

## Outside Space

The low-maintenance front garden features stylish stone-paved tiling, offering space for outdoor furniture and distant

views of the Bristol Channel. The rear sunny aspect garden is also low-maintenance with a stone-paved tiled patio providing adequate space for garden furniture, family gatherings and al fresco dining. There is also an outbuilding which has electrics and plumbing which conveniently extends the kitchen but could also provide room for a workshop.

## Agent Notes

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

To comply with the property misdescriptions act we must inform all prospective purchasers that the measurement are taken by an electronic tape measure and are provided as a guide only, they should not be used as accurate measurements. We have not tested any mains services, therefore prospective purchasers should satisfy themselves before committing to purchase.

## Directions

From our office, head south-west on High Street/A361 towards Meridian Place. Follow this round for 0.3 miles until you reach the roundabout and take the 1st exit and turn left onto station road. Follow station road and turn onto Richmond Road where you will find the property 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 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

