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## Wyndthorpe Gardens

Ilfracombe, EX34 9HZ

Price Guide £323,400



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3-bed semi-detached home with some of Ilfracombe's best sea views. Bright living room, kitchen/diner, utility/4th bedroom, driveway and large tiered garden. Viewing highly advised.

## Hallway

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

Inviting entrance hall with storage and internal porch.

## Kitchen/Diner

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

Open plan kitchen/diner which could do with modernisation. Wall and floor units, space for cooker and white goods with door access down to the utility room with side elevation window with far reaching views. Large dining space with full height window allowing natural light to flood in, storage cupboard housing boiler.

## Lounge

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

Large lounge with bay window to rear aspect allowing natural light to flood in, with fantastic sea and coastal views. Feature open fireplace.

## Utility Room

Located on the ground floor - large light utility with wall and floor units, with ample space and plumbing for white goods. Previously set up as a studio flat for family, with WC and large storage space that use to have a fitted shower. Door giving access to the rear garden.

## First Floor Landing

Open plan landing with large storage cupboard and access to loft space.

## Bedroom 1

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

Lovely large light bedroom with fitted wardrobes and dressing table. Fantastic views overlooking Bristol channel.

## Bedroom 2

12'8" x 7'10" (3.88 x 2.41)

Well proportioned double room, with fitted double wardrobe.

## Bedroom 3

12'9" x 7'4" (3.89 x 2.26)

Well proportioned bedroom with ample space for freestanding furniture.

## Bathroom

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

3 piece bathroom suite comprising panel bath with electric shower over, full wall tiling, WC and vanity hand basin with far reaching views.

## 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 3 tier garden with an abundance of colour, mature shrubbery and a variety of seating areas all sharing outstanding sea views. The first tier offers a low

maintenance patio space, second tier offers mature trees, shrubs and bedding borders with the lower tier offering additional patio space and garden shed.

### Agent Notes

- Insulated loft space and cavity wall insulation.
- Neighbouring property has a right of way over a small area of garden.

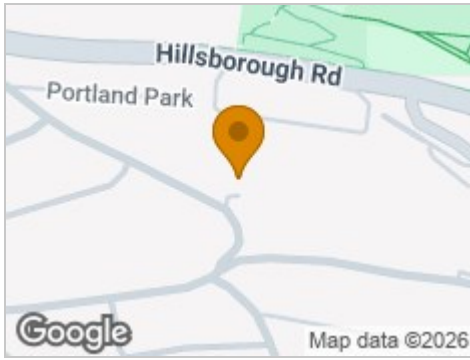
### Directions

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.

What3words - labs.sting.feels



## 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

