



## Quayfield Road

Ilfracombe, EX34 9EN

£220,000



# 4 Quayfield Road

Ilfracombe, EX34 9EN

£220,000



This delightful two-bedroom end terraced property, set over three floors, is a tasteful blend of original character features and modern comfort. Located just a stone's throw away from the bustling harbour, it offers an ideal retreat for those seeking a taste of coastal living. Currently a successful holiday let, this property captivates visitors with its unique charm and prime location.

The house presents a quaint and welcoming exterior, with a small outdoor seating area to the front perfect for enjoying morning coffee or evening relaxation, with the sounds of the nearby sea front and beach, providing a serene backdrop. Internally the property boasts exposed wooden beams that compliment the modern decor.

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.

## Kitchen/Dining Room

14'11" x 10'11" (4.57 x 3.34)

As you step into the kitchen, you're immediately greeted by an open-plan living area. This warm and inviting space highlights the property's original features, including exposed wooden ceiling beams and a vertical, front-facing sash window. The kitchen boasts plenty of base level units, a top-mount sink, a 1.5 bowl sink with drainer, an oven, a gas hob, and a tiled splashback. The room is ample enough to fit a dining table and features a black, vertical, wall-mounted radiator.

## Laundry Room

10'0" x 3'7" (3.06 x 1.10 )

Adjacent to the kitchen is a convenient laundry room that provides extra space for housing white goods.

## Living Room

14'4" x 11'9" (4.38 x 3.59)

On the first floor, you'll find a spacious living room adorned with beautiful exposed wooden beams and a front-facing sash window. The room also features stairs leading to the upper bedrooms and is large enough to accommodate a family sofa, multiple arm chairs and other personal belongings.

### Bathroom

8'0" x 6'5" (2.45 x 1.98)

A well-designed bathroom, finished to the same high standards as the rest of the property, features partially panelled wooden walls, a ceramic vanity, and a bath with a mosaic tile design, shower above and toilet.

### Landing

6'3" x 7'7" (1.92 x 2.33)

A spacious landing giving direct access to both bedrooms on the second floor.

### Bedroom One

16'8" x 7'10" (5.10 x 2.40)

Positioned on the top floor of the property, this generous primary bedroom has been decorated delightfully and comfortably accommodates a king-size bed and all other typical bedroom furnishings.

### Bedroom Two

9'5" x 7'5" (2.88 x 2.28)

The second bedroom, finished to an equally high standard, currently hosts two twin beds but can alternatively accommodate a double bed with ease.

### Agents 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

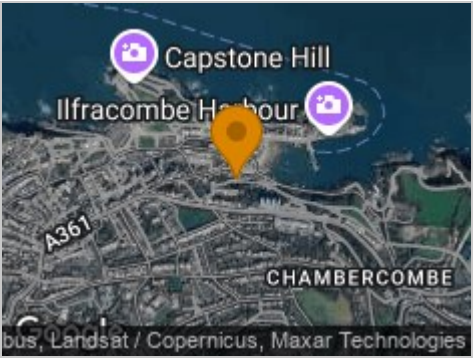
From our office head in an easterly direction along the High Street before forking left onto Fore Street. Follow the road down until you come to a T junction and turn right onto Quayfield Road where the property can be found at the end of the row of terrace properties on your right hand side.



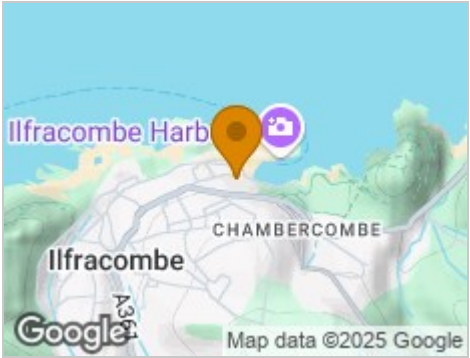
Road Map



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

