turners

Slade Road

Ilfracombe, EX34 8LT

Asking Price £190,000

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86 Slade Road

Ilfracombe, EX34 8LT

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A charming two-bedroom terraced cottage situated in a semi rural location on the outskirts of Ilfracombe. This quaint property boasts an array of characterful features such as an exposed stone walls and a working log burner, as well as vertical sash windows throughout. The cottage has a both a private front garden and tiered back garden, providing exceptional views of the local woodland and backing onto the Cairn Nature Reserve and famous Tarka Trail, perfect for dog walkers and explorers alike.

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
9'11" x 13'6" (3.03 x 4.14)
The living room radiates charm and character with its original stone walls and log burner, wooden mantelpiece above the fireplace, and vertical sash windows offering views over the private front garden.

Hallway
2'11" x 2'11" (0.89 x 0.90)
Inner hallway connecting the living room and kitchen and providing access to the first floor stairs.

Kitchen
7'1" x 12'6" (2.18 x 3.83)
A bright kitchen featuring tiled flooring and a tiled backsplash. It has a rear window and door leading to the back garden. The kitchen includes a stainless steel sink with a drainer, space for white goods and an oven, and plenty of white base and eye-level units.

Landing
2'9" x 2'8" (0.84 x 0.82)
As you go up the stairs, you will find both bedrooms located to the left and right.

Bedroom One
9'10" x 12'7" (3.00 x 3.86)
A spacious front-facing double bedroom with vertical sash windows offering views of the countryside. The room provides ample space for a double bed and all other typical bedroom furnishings.

Bedroom Two
7'4" x 12'7" (2.25 x 3.84)
A bedroom with original wooden flooring that overlooks the rear garden and offers space for a double bed and other furnishings.

Bathroom
7'3" x 5'9" (2.22 x 1.77)
A partially tiled bathroom that includes a bathtub with an overhead shower, a toilet, a basin, and a traditional column radiator.

Outside
To the front of the property is a good size front garden, mainly laid to lawn, with a stepping stone pathway leading to a small patio area with external table and chairs. The garden is bordered by mature trees and shrubs providing complete privacy.

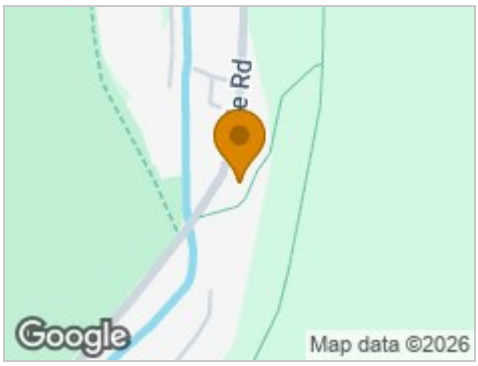
To the rear is a large tiered garden, mainly laid to lawn, where the views getting better and better the higher you go. This space has real potential for the incoming buyer to tap into.

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 on the High Street head in a westerly direction until you come to the War Memorial roundabout. Take the first exit onto Church Street before turning immediately right onto Church Hill. Take the first left onto Belmont Road and continue along Slade Road where the property can be found, set back on your left 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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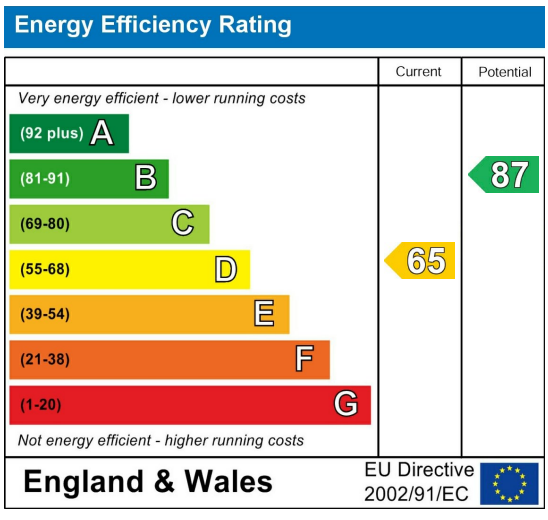
Energy Efficiency Graph