



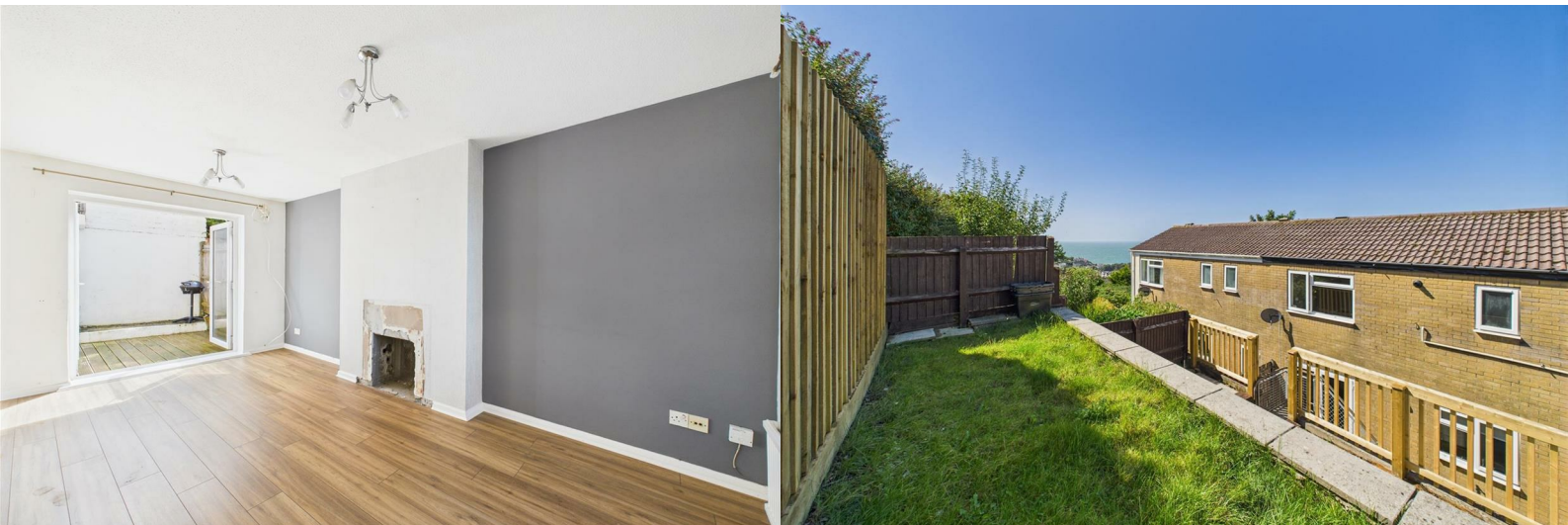
turners



Queens Avenue

Ilfracombe, Devon, EX34 9LS

Asking Price £190,000



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- Two bedroom terraced house
- Low maintenance rear garden
- Ample on-street parking
- Close proximity to local transport routes
- Perfect for first time buyer and investors
- Sea views
- Close proximity to Ilfracombe High Street and harbour
- Short walk to local schools

Property Description

Occupying an enviable position with uninterrupted sea views, this two double bedroom mid-terrace home is offered with no onward chain and provides a fantastic opportunity for first time buyers.

The entrance porch leads into a spacious hallway with generous built-in understairs storage. The dining room is filled with natural light and positioned to take full advantage of the sea view. Adjacent is the kitchen/breakfast room, fitted with wall and base units, space and plumbing for white goods, a breakfast bar for casual dining and a door opening onto the sunny south-facing rear garden. The dual-aspect lounge is bright and airy, enjoying views over the front and direct access to the garden via French doors, making it a lovely space to relax or entertain.

Upstairs, the main bedroom is a large double room with ample space for furnishings and a window overlooking the rear garden. The second bedroom is well proportioned and has a recess space for a double wardrobe with superb elevated sea views. The bathroom features a bath with electric shower over and hand basin with full tile surround, with a separate WC next door which has a large storage cupboard.

To the rear, the south-facing garden is split across two levels. The lower level provides decked and paved seating areas with the added convenience of an external tap and power point. The upper tier includes a further patio space and a small lawn, with steps leading to the rear gate and parking area.

Location

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.

Agent Notes

Ample bay and on road parking is available on a first come first serve basis.

Directions

From our office head south-west on High Street/A361 and turn left onto Springfield Road. At the top of Springfield Road, turn left onto Highfield Road and proceed for a short distance turning right onto Whittingham road and continue staying on Whittingham Road by turning right at the junction. Take the next left hand turning sign posted Queens Avenue, continue for a short distance taking the next left hand turning, continuing along Queens Avenue.

The property will be located towards the end of the road on the left hand side with For Sale board clearly displayed. Proceed to the front of the property by taking the pedestrian walk way, where an agent will meet you outside.

What3words - apron.natively.tiny



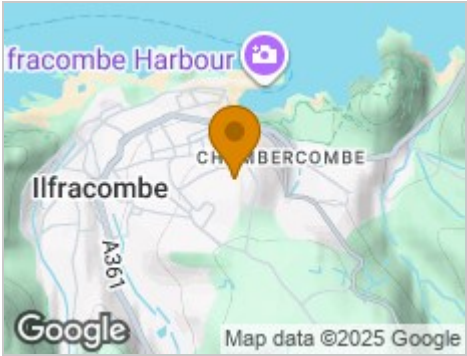
Road Map



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

