



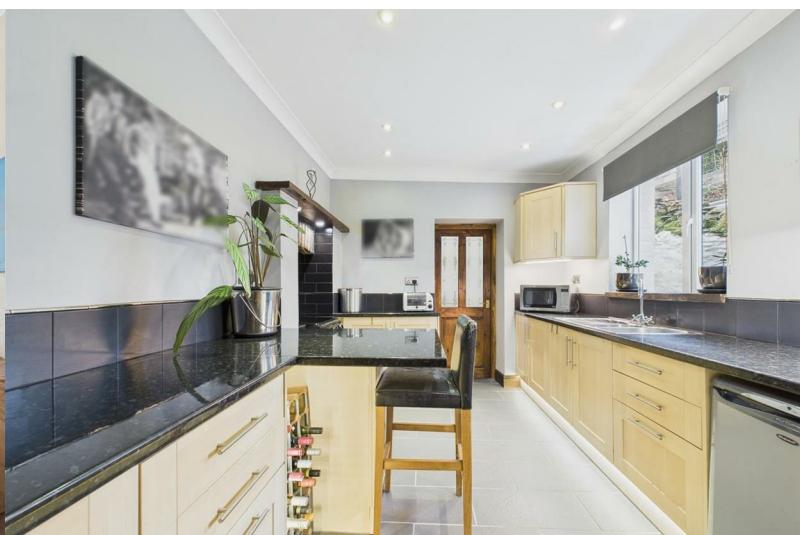
turners



Champernowne Crescent

Ilfracombe, EX34 9PL

Price Guide £275,000



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The Property

Located in the highly sought-after area of Chambercombe, this attractive and well-presented family home offers generous, thoughtfully arranged accommodation ideal for modern living. The property comprises three well-proportioned bedrooms, with the primary bedroom enjoying delightful sea views, adding a special coastal charm. At the heart of the home is a bright and welcoming open-plan lounge and dining area, perfectly suited for relaxing, entertaining, and family gatherings.

The stylishly designed kitchen is both practical and contemporary, flowing seamlessly into a large utility room that offers fantastic additional storage and everyday convenience. A modern four-piece bathroom suite adds a touch of luxury, while the additional study provides a versatile space, ideal for a home office, hobby room, or further storage.

Externally, the property continues to impress with its low-maintenance courtyard, leading up to a composite decking area that creates an ideal setting for al fresco dining, entertaining, or simply unwinding. Beyond this, a tiered garden

offers further outdoor space, adding character and flexibility to this delightful home.

Location

Ifracombe 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.

Directions

From our office head north-east on High Street/A361 toward oxford grove and continue on the High Street/A361 until you get to a set of traffic lights. Once you reach the lights, carry on straight on Hillsborough Road for 0.4 miles and turn right onto Chambercombe Road. Follow this road half way up and turn right onto Champernowne Terrace where the property will be found 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.

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Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	