turners

Pembroke Lodge,

Ilfracombe, EX34 8JL

Asking Price £180,000

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Situated on the outskirts of Ilfracombe High street with glimpses of the Torrs and benefitting from being within close proximity of local schools is this two bedroom terraced that could do with modernisation throughout and is priced accordingly, perfect for first time buyers and investors.

The ground floor consists of a well-proportioned living room, fitted kitchen and conservatory. As you make your way upstairs there will be two double bedrooms and a three-piece bathroom suite. The front and rear gardens both have low maintenance stone paved patio's and there is also allocated parking provided at the car park. Other benefits include gas central heating and double glazing.

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 the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

Living Room
12'9" x 12'8" (3.90 x 3.87)

A well-proportioned living room space providing adequate space for free standing lounge furniture, UPVC double glazed windows, UPVC double glazed door leading into the conservatory, wall mounted gas radiator and is carpeted throughout.

Kitchen
11'5" x 6'11" (3.50 x 2.13)

This fitted kitchen has matching wall and floor units, integrated electric fan oven, integrated four ring gas hob with an electric extractor fan, 1.5 stainless steel sink drainer, space and plumbing for a washing machine or dishwasher, UPVC doubled glazed window and vinyl flooring throughout.

Bedroom One
12'8" x 9'6" (3.88 x 2.91)

A large double bedroom with room for free standing bedroom furniture has two UPVC double glazed windows with countryside views, wall mounted gas radiator and is carpeted throughout.

Bedroom Two
9'6" x 7'11" (2.91 x 2.42)

A small double or large single bedroom with two UPVC double glazed windows with countryside views, storage cupboard housing the combi boiler, space for free standing bedroom furniture, wall mounted gas radiator and is carpeted throughout.

Bathroom
6'5" x 6'4" (1.98 x 1.94)
This three-piece bathroom suite consists of a sink basin, toilet, bath with shower overhead, obscure window, extractor fan, wall mounted gas radiator and vinyl flooring throughout.

Conservatory
10'6" x 9'7" (3.22 x 2.93)
A great additional space to the property which could be used as a dinning room or living space. The conservatory has UPVC double glazed windows, carpeted throughout and a wall mounted gas radiator allowing this room to be used all year round.

Outside Space
The front and rear gardens of this property have low maintenance stone paved patios with space for al fresco dining and distant views of the Torrs. There is also an allocated parking space provided in the car park.

Agent 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.

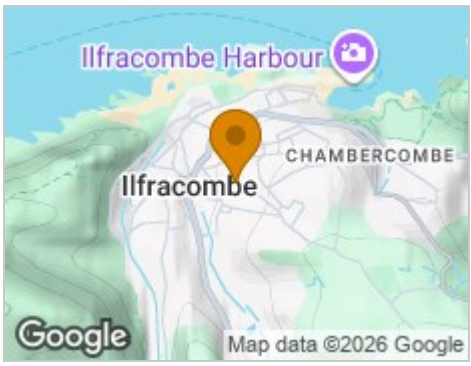
The rear garden has a right of way path at the end of the garden.

Directions
From our office head south on High Street/A361 towards meridian place for 0.2 miles. Once you get to the Co-op, take a left turning onto Marlborough Road. Follow Marlborough Road for 0.2 miles and take a left hand turning just after the My start children's centre into Pembroke Lodge where an agent will meet you outside the property.

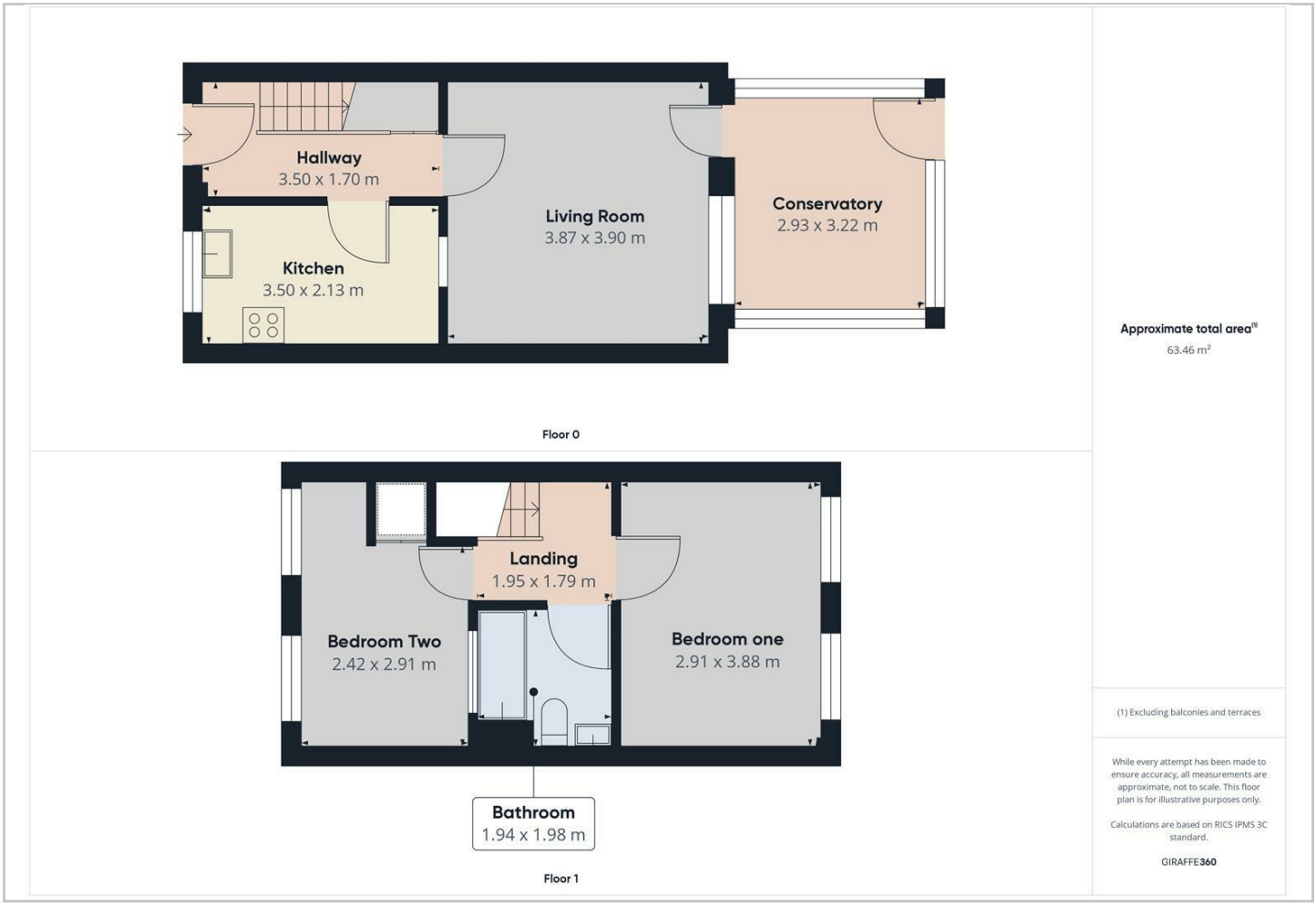
Road Map

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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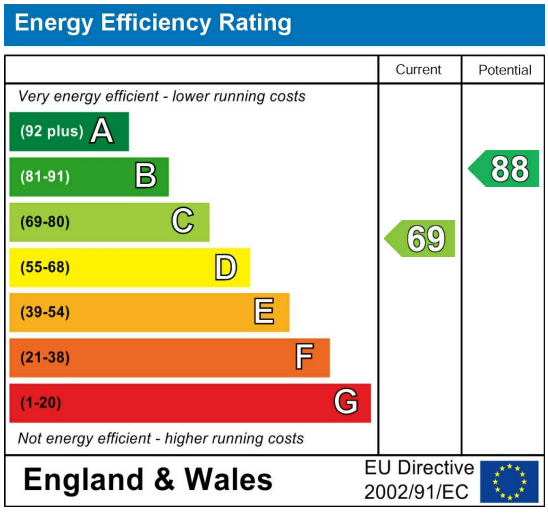
Energy Efficiency Graph