



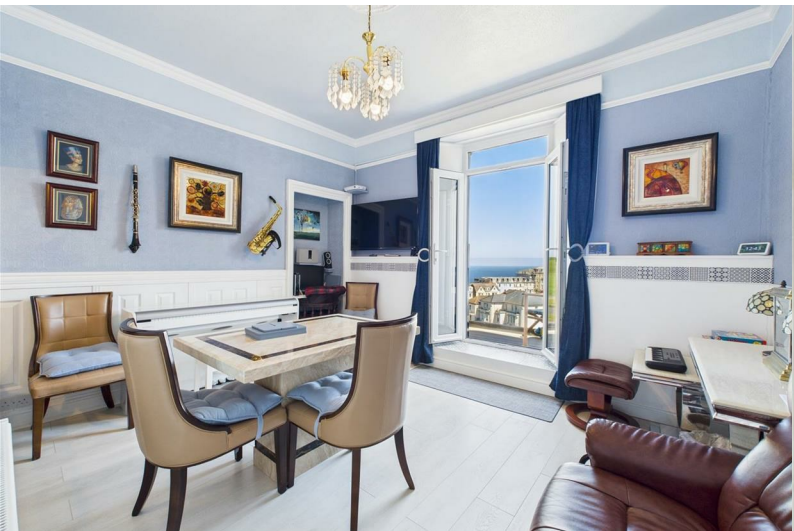
# turners



## Sommers Crescent

Ilfracombe, EX34 9DP

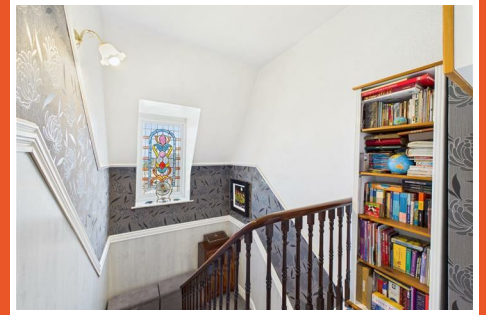
Price Guide £290,000



# 5 Sommers Crescent

Ilfracombe, EX34 9DP

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This beautifully presented and modern maisonette is ideally located just a short stroll from Ilfracombe's vibrant harbour. Set across two spacious levels, the property offers three generously sized double bedrooms, a comfortable living room, and a stylish fitted kitchen. The dedicated dining room opens out onto a private balcony, perfectly positioned to enjoy captivating sea views—ideal for dining or relaxing.

The property also benefits from two contemporary bathrooms and a rare added luxury: a private roof sun terrace boasting panoramic views across Ilfracombe's stunning coastline. Combining modern comfort with scenic coastal charm, this exceptional maisonette presents an ideal opportunity for those seeking a spacious seaside retreat. This property also benefits from double-glazed windows, an owned off-road parking space in a private car park opposite.

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.

## Hallway

5'5" x 3'1" (1.67 x 0.96)

This spacious entrance hall offers a warm welcome into the home, with ample room for free-standing furniture and built in storage units. A wall-mounted gas radiator provides comfort, while the fully carpeted flooring adds a sense of warmth and cosiness, setting the tone for the rest of the property.

## Living Room

14'1" x 10'6" (4.31 x 3.21)

This well-proportioned living room offers generous space for free-standing furniture, creating a comfortable and versatile setting for everyday living. A UPVC double glazed window allows natural light to fill the room, complemented by a wall-mounted gas radiator for year-round warmth. The space is finished with stylish wood laminate flooring throughout, combining practicality with a modern aesthetic.

## Dining Room

13'1" x 10'7" (4.00 x 3.25)

This generously sized dining room offers ample space for free-standing dining furniture, making it ideal for family meals and entertaining. UPVC double glazed patio doors open directly onto a balcony that boasts stunning sea views, creating a perfect indoor-outdoor flow. A wall-mounted gas radiator ensures comfort, while wood laminate flooring adds a sleek and contemporary finish to the space.

## Kitchen

7'10" x 6'5" (2.41 x 1.98)

A stylish and well-appointed kitchen that features matching wall and floor units that offer both functionality and a modern aesthetic. It includes a four-ring gas hob with an electric fan oven below, a stainless steel sink, and an integrated dishwasher for added convenience. There is also space for a fridge freezer, while a UPVC double glazed window allows natural light to brighten the space. The kitchen is finished with a mosaic effect laminate flooring throughout, combining durability with a contemporary flair.

## Landing

6'10" x 2'9" (2.09 x 0.86)

This spacious landing offers versatility with ample room for free-standing furniture and additional storage. It features a built-in storage cupboard, complete with plumbing and space for both a washing machine and tumble dryer, adding practical functionality. A charming stained glass window enhances the character of the space, while carpeting throughout provides warmth and comfort underfoot.

## Bedroom One

13'1" x 10'10" (4.01 x 3.31)

Bedroom One is a generously sized double bedroom offering plenty of space for free-standing furniture. A UPVC double glazed window frames extraordinary sea views, filling the room with natural light and a coastal charm. The room also benefits from a built-in storage cupboard that provides ladder access to the sun roof terrace—an exceptional feature

for enjoying panoramic views. Additional highlights include a wall-mounted gas radiator for comfort and sleek wood laminate flooring throughout, blending style with practicality.

#### Bedroom Two

14'1" x 9'10" (4.31 x 3.01)

Bedroom Two is a well-proportioned double bedroom offering ample space for free-standing bedroom furniture. A UPVC double glazed window allows for plenty of natural light, while a wall-mounted gas radiator ensures year-round comfort. The room is finished with wood laminate flooring throughout, adding a modern and low-maintenance touch to the space.

#### Bedroom Three

10'4" x 10'0" (3.15 x 3.07)

Bedroom Three is another generously sized double bedroom, offering ample space for free-standing furniture. A UPVC double glazed window brings in natural light, while a wall-mounted gas radiator provides comfort. The room is completed with wood laminate flooring throughout, giving it a clean and contemporary finish.

#### Ground Floor Bathroom

6'11" x 6'2" (2.11 x 1.88)

Situated on the ground floor, this well-presented three-piece suite features a bath, sink basin, and toilet, offering both comfort and practicality. A wall-mounted heated towel rail and electric extractor fan enhance convenience, while vinyl flooring throughout provides a clean and contemporary finish.

#### First Floor Bathroom

6'8" x 6'1" (2.05 x 1.86)

Positioned on the first floor, this stylish three-piece suite comprises a modern shower, sink basin, and toilet. An electric extractor fan ensures ventilation, while wood laminate flooring throughout adds a sleek and practical finish to this contemporary bathroom space.

#### Rooftop Sun Terrace

22'0" x 21'2" (6.71 x 6.47)

Accessed via a ladder from Bedroom One, this outstanding roof terrace is a truly unique addition to the property. Elevated above the surrounding rooftops, it offers a generous outdoor space perfect for relaxing or entertaining, with ample room for outdoor furniture, potted plants, or even a bistro set. What truly sets this terrace apart are the uninterrupted panoramic views stretching across Ilfracombe's charming townscape, rolling hills, and dramatic coastline—providing an ever-changing backdrop of sea and sky. Whether enjoyed at sunrise with a morning coffee or at sunset with evening drinks, this space captures the essence of coastal living at its finest.

#### Agent Notes

This property has a 999 year lease with 977 remaining and all maintenance to the property is split three ways between all the flats in the block. Private parking opposite the building providing one allocated space.

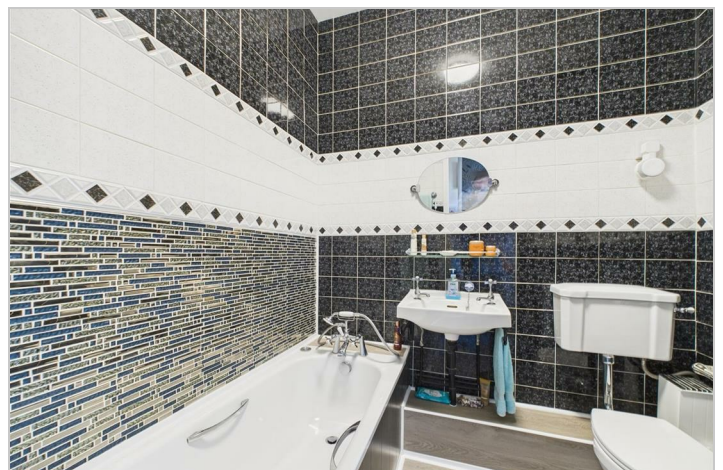
This is a very well self managed block with no ground rent or monthly service charge. A 2/5ths contribution of communal bills and costs as and when they arise come with this property.

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

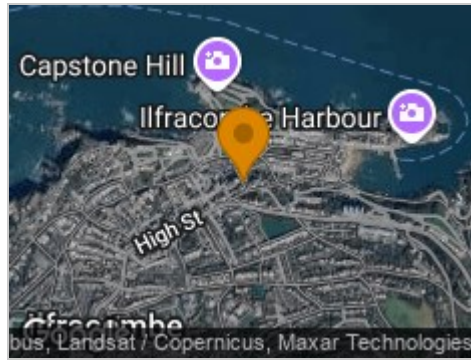
From our office head north-east on High St/A361 towards Oxford Grove and turn left onto Fore Street. Turn left onto Sommers Crescent where the property will be on your right hand side.



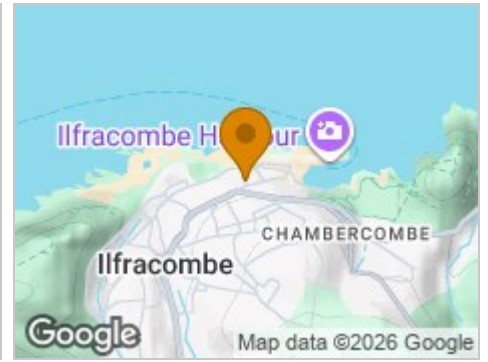
## Road Map



## 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

