



turners



14 Greenclose Road

Ilfracombe, EX34 8BT

Price Guide £280,000



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Property Overview

Situated within easy reach of the High Street and local amenities, this deceptively spacious three-bedroom townhouse offers well-proportioned and versatile accommodation arranged over three floors. The property provides modern, low-maintenance living with the added benefit of an exceptionally large integral garage extending to approximately 45ft in length.

The integral garage is a particularly impressive feature, accessed via a remote-controlled electric door and currently providing space for three vehicles, together with excellent additional room for workshop space and storage. A useful WC is also located to the rear. Garage space of this size is rarely available, particularly so close to the town centre.

The main accommodation is arranged over the first and second floors. The first floor features a large, light dual-aspect open-plan lounge and dining area, with the flexibility to potentially divide this into two separate rooms if desired. The modern kitchen/breakfast room is equally spacious and well presented with matching wall and floor units, integrated appliances, a five-ring gas hob and a central island providing useful storage and breakfast bar seating. French doors open directly onto the sunny courtyard garden. Completing the first floor is a spacious four-piece family bathroom, comprising a bath, walk-in shower cubicle, WC and wash hand basin, together with two useful storage cupboards.

The second floor provides three generous and light-filled bedrooms, along with a separate shower room fitted with a WC and wash hand basin.

Outside, the property benefits from a sunny courtyard garden, providing a private and low-maintenance space for

seating and entertaining. With no large traditional garden to maintain, the property would suit those looking for a spacious and versatile home with easy-to-manage outside space, close to the town centre.

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

- The property has a flying freehold

Directions

From our office proceeding on foot, head west along the high street for approximately 3 minutes, bearing left slightly a small walk way will be seen next to the Community centre, sign posted Greenclose Road. Continue through the walkway and the property will be found on your right hand side with number plate clearly displayed.

Whats3words - layers.surpasses.shiver



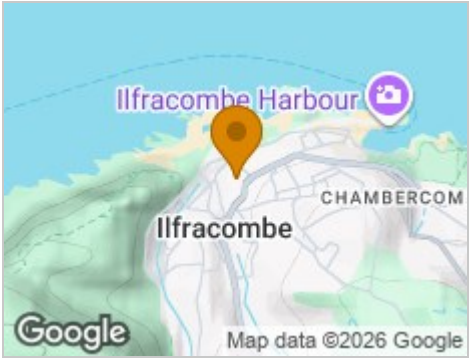
Road Map



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

