

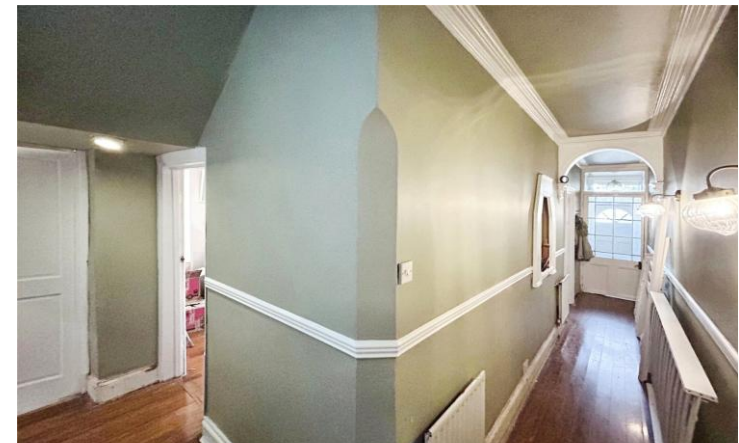


Bond
Oxborough
Phillips

Changing Lifestyles

9 Chambercombe Terrace
Ilfracombe
Devon
EX34 9QL

Asking Price: £220,000 Freehold



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01271 866 699
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9 Chambercombe Terrace, Ilfracombe, Devon, EX34 9QL

Three-bed character property boasting sea views...



- Period features
 - Sea views
 - Sunroom
- Three distinct bedrooms
- Excellent transport links
- Popular and convenient location
 - EPC: D
 - Council Tax Band: C



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This characterful terraced house is now on the market, ready to be the perfect home for families or couples. The property boasts 3 distinct bedrooms, perfect for a growing family or for accommodating guests. The attic room, currently utilised as the 4th bedroom, with dual aspect of light, offering a fresh and open feel.

The house also includes two reception rooms, perfect for entertaining and relaxing, and one bathroom. The property has recently been re-plastered. The kitchen is a charming free-standing style, with dressers and a sideboard, adding a unique touch to the home. Additional features include UPVC double glazing, a combi boiler, and a lovely sun-room for you to enjoy the natural light while indoors.

One of the many highlights of this property are the stunning sea views which can be enjoyed from various rooms. Other period features such as the fireplace, high ceilings, and ceiling coving enhance the character of this home.

Situated in an area with excellent public transport links, green spaces, nearby parks and walking routes, this house is as convenient as it is charming. The property has the potential for dual occupancy, offering flexibility for the new owners. Council tax is set at band C.

Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as a building society, library, post office, schools, cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the harbour, the new watersports centre, the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award-winning beaches close by,

from secluded coves to wide stretches of golden sand with crashing surf. Visit Hele Bay to the east of the town for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes' driving time.

Main Entrance - Partly glazed door leading to:

Porch - Single glazed stained glass window to front elevation, box housing electric meter, ceiling coving, door leading to:

Entrance Hall - 4'11" x 30'2" (1.5m x 9.2m)
Ceiling coving, dado rails, picture rails, stairs to first floor, radiator doors leading to kitchen, utility room and lounge.

Open-plan Lounge/Diner Dining Room - 13'11" x 16'5" (4.24m x 5m)
UPVC double glazed window to rear elevation, radiator.

Lounge - 14'11" x 15'6" (4.55m x 4.72m)
UPVC double glazed bay window to front elevation, ceiling rose, ceiling coving, feature fire place, radiators.

Utility Room - 13'3" x 9' (4.04m x 2.74m)
UPVC double glazed window to rear elevation, low level W.C, pedestal wash hand basin, plumbing for washing machine, space for tumble dryer and other appliances, radiator.

Kitchen - 13'3" x 16'11" (4.04m x 5.16m)
UPVC double glazed window to side elevation, partly glazed door to garden, space for freestanding appliances, space for gas cooker, spot lighters.

Half Landing - UPVC double glazed window to side elevation, exposed wood flooring, radiator.

First Floor Shower Room - UPVC double glazed window to side elevation, double shower cubicle, low level W.C, pedestal wash hand basin, downlighters, radiator.

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Bedroom One - 16'3" x 14'9" (4.95m x 4.5m)
UPVC double glazed Bay window to front elevation, ceiling rose, ceiling coving, radiator, opening leading to:

Dressing Room - 8'9" x 11'3" (2.67m x 3.43m)
UPVC double glazed window to front elevation, dado rails, radiator.

Bedroom Two - 17'11" x 14'2" (5.46m x 4.32m)
UPVC double glazed window to rear elevation, picture rails, ceiling coving, radiator.

Bedroom Three/ Potential studio - 12'1" x 11'10" (3.68m x 3.6m)
Door leading to:

Sunroom - 12'1" x 11'10" (3.68m x 3.6m)
UPVC double glazed French doors leading to outside.

Landing - Radiators, stairs leading to:

Attic Room - 20'11" x 15'8" (6.38m x 4.78m)
UPVC double glazed window to rear elevation, Velux window to front elevation enjoying sea views, downlighters, radiator.

Outside Steps lead up the front of the property and a small garden ideal for potted plants. The rear garden has a paved patio area surround by shrubs and enclosed with a timber fence with a wooden timber gate to allow for rear access.

AGENT NOTES - The property has an Energy Performance Certificate rating of D and is of brick construction, falling under Council Tax Band C. Flood risk is assessed at no risk/very low, and there is currently no planning permission in place for neighbouring properties. All mains services and utilities are connected. Broadband speeds are estimated at 14 Mbps for standard and 80 Mbps for superfast, with a reasonable mobile signal.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Directions

From the High Street with our offices on your right hand side, continue along this road going straight across at the traffic lights and passing the Thatch Inn on your right hand side, shortly after this the property will be found on your right hand side with name plate and for sale sign clearly displayed.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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