

2, Hillsborough Park Road

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Ilfracombe, Devon EX34 9QR

Ilfracombe Town - walking distance. Woolacombe Beach - 7.0 miles, Barnstaple - 11.9 miles

A 3-bedroom semi-detached home located in a no-through road & benefitting from fine views

- Countryside & sea views
- Close to amenities
- 2 Reception rooms
- Freehold
- No-through road
- Quiet location
- 3 Bedrooms
- Council Tax Band C

Guide Price £325,000

SITUATION & AMENITIES

Situated in a popular location being just a few hundred yards from Hele Bay Beach, the South West Coastal Path and Ilfracombe Harbour. Ilfracombe is a seaside resort with a small harbour surrounded by cliffs, and the award-winning Landmark Theatre is close by with its iconic double conical roof design. The town caters well for its inhabitants with primary and secondary schooling and a good range of independent shops and stores along with Tesco supermarket, and Ilfracombe golf club is close to hand. There are excellent surfing beaches at Woolacombe, voted in the top five in the country, and Saunton (also with Championship Golf Course), Croyde and Putsborough all within less than half an hour by car. Braunton village is about 9 miles to the south and Barnstaple, the Regional Centre, is 14 miles away and houses the area's main business, commercial, leisure and shopping venues. At Barnstaple there is access to the North Devon Link Road, which leads through, in a further 45 minutes or so, to Junction 27 of the M5 Motorway where Tiverton Parkway also offers a fast service of trains to London Paddington in just over two hours.







DESCRIPTION

2 Hillsborough Park Road is a delightful 3-bedroom semi-detached home located in this ever-popular location in a no-through road, with on street parking. One of the main features of this property are the views from both front and rear aspect. To the front from the front aspect bedrooms are views looking out across Ilfracombe with the sea being visible in the distance, to the rear of the property there are simply stunning views looking out over the rolling countryside to a wide vista. The accommodation is well presented and offers 3 bedrooms, 2 reception rooms, kitchen, utility, three bedrooms and a family bathroom.

ACCOMMODATION

The accommodation briefly comprises a double-glazed door leading into an entrance porch with further internal door leading through into the main hallway with original mosaic tiled floor, stairs to First Floor and useful understairs storage. Off the hallway is a door leading into the lounge which has a bay window, fireplace and some views to the front, off to the rear of the hallway is the kitchen & utility room which has a good range of units, integrated oven with electric hob and space for all white goods, inset sink and fine views over the garden towards the rolling countryside hills. Off from the kitchen area is a dining room and there is access to the garden.

On the First Floor is a landing with exposed wood flooring leading to three bedrooms, two of which enjoy distant sea views. The larger bedroom to the rear benefits from countryside views. The family bathroom includes a freestanding roll top bath with shower above, sink and WC.

OUTSIDE

To the front there is a no through road with on street parking and the front garden comprises of a raised patio. There is then a pathway leading down the side of the property to the rear garden which is of good size and has been cleverly designed to make the most of the fine views. At the top of the garden and accessed from the kitchen is two raised patio terraces with space for seating, from here steps lead down to a pond with gravelled paths leading down to the lower part of the garden which is a blank canvas and does offer space for garden shed, greenhouse etc. All surrounded by an assortment of plants, shrubs and trees.

SERVICES

All mains connected
Gas central heating

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk







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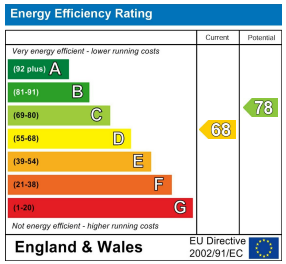

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