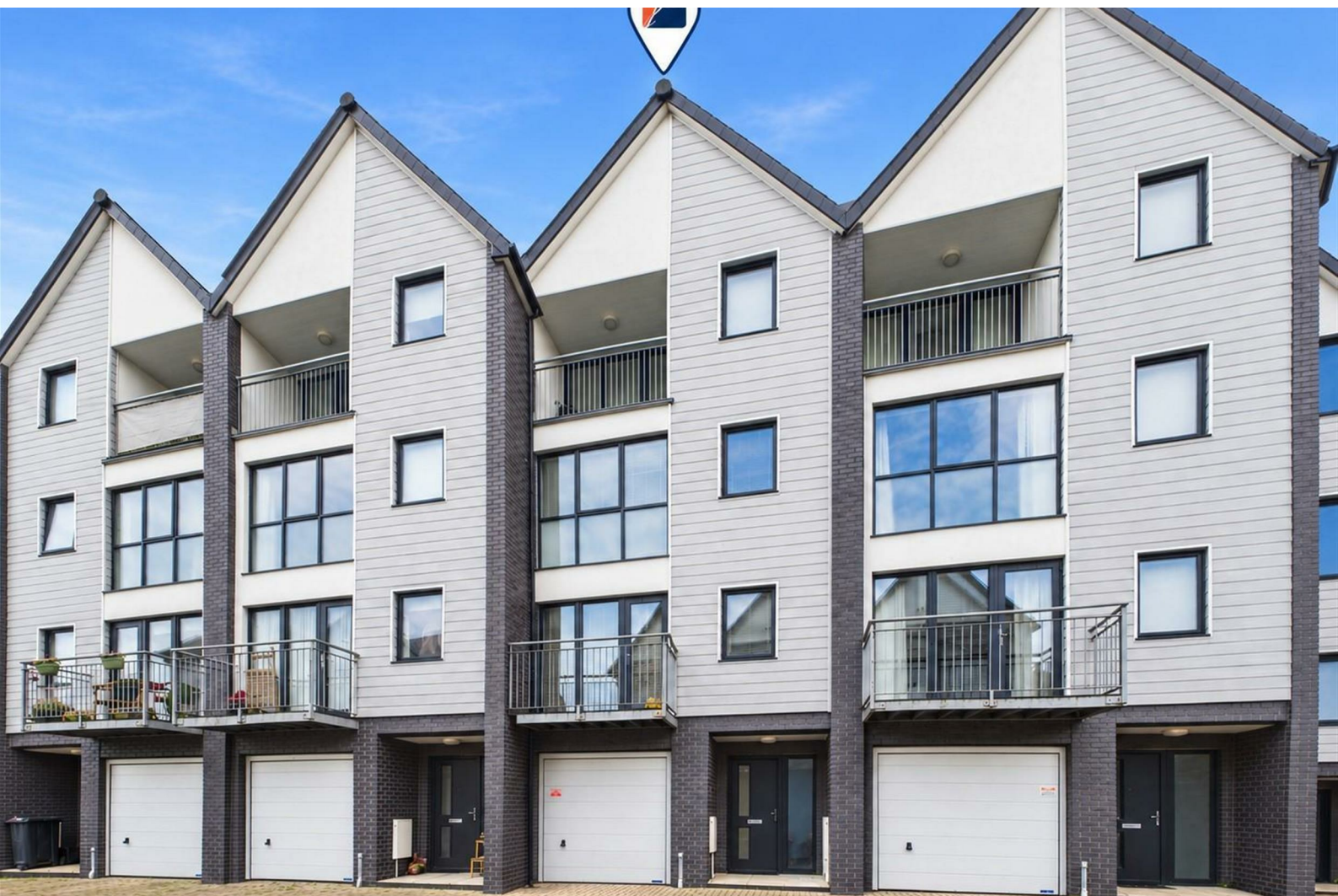




5 Armada Close

, Ilfracombe, EX34 8FR

Price Guide £325,000



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Property Description

Situated within easy reach of Ilfracombe town centre is this impressive four-storey town house offering spacious and versatile accommodation arranged over four floors. Offered for sale with no onward chain the property combines modern living with garage parking and low-maintenance garden.

The ground floor provides a light and welcoming entrance hall with useful under-stairs storage, alongside a downstairs WC which offers space and scope to potentially create a shower room. A large utility area provides plumbing and space for white goods with access leading directly out to the low-maintenance garden area. The ground floor is completed by a single garage with electric up-and-over door.

The first floor is the main living space and features a large, light and open-plan L-shaped kitchen, dining and living area. The modern fitted kitchen comprises a range of wall and floor units, breakfast bar and integrated appliances, while the generous dining area provides ample room for a large table and chairs. The lounge area offers a comfortable space to relax with further room that could be utilised as a snug or additional seating area. Doors and windows open onto a composite decked balcony creating a useful extension of the living space.

The second floor provides two light and spacious bedrooms. The rear bedroom benefits from a dual aspect and ample space for free-standing furniture, while the front bedroom features a double fitted

wardrobe. A modern four-piece family bathroom completes this floor.

The top floor mirrors the dimensions of the bedrooms below providing two further spacious bedrooms. The front bedroom benefits from access to a further composite decked balcony and a modern three-piece walk-in shower en-suite.

Overall, this is a substantial and versatile town house located in a small cul-de-sac offering well-proportioned accommodation across four floors with garage. Its combination of modern living accommodation, multiple bedrooms and proximity to Ilfracombe town centre makes it an appealing choice for those looking for a spacious family home or coastal property.

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.

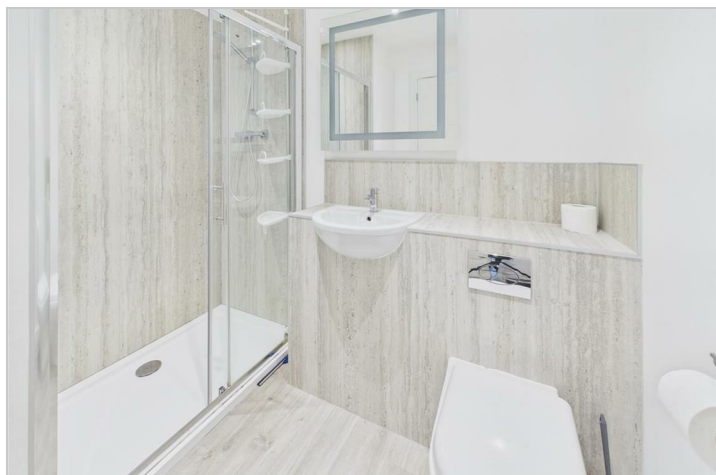
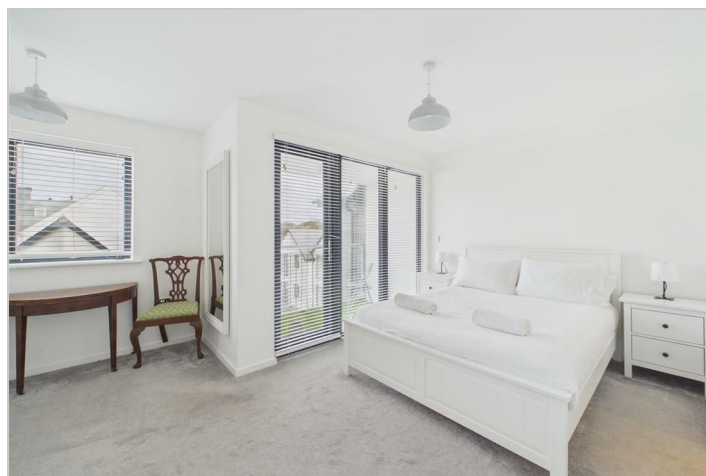
North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

Directions

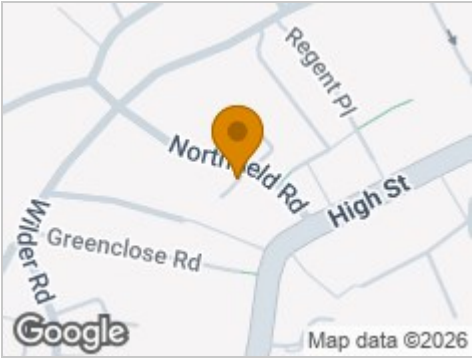
From our office or Ilfracombe town centre head west along the high street, taking a right hand turning at the

traffic lights at the top of Northfield Road. Continue down Northfield road for a approximately 50 meters, taking a left hand turning on foot or by car into Armada Close. The property will be found on the left hand side.

What3words - documents.between.equity



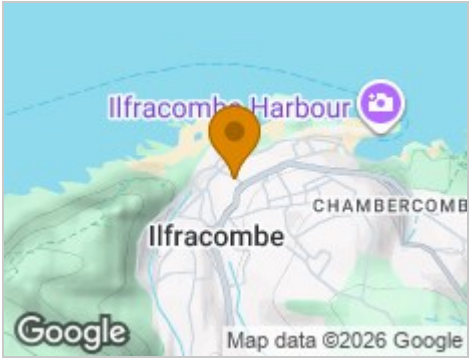
Road Map



Hybrid Map



Terrain Map



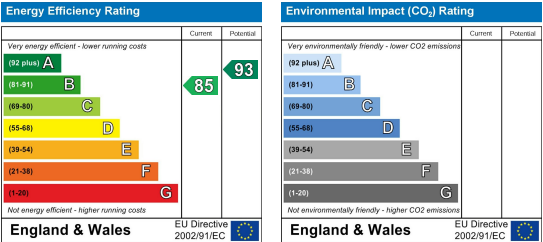
Floor Plan



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.

Energy Efficiency Graph



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.