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MEADOW CLOSE

Ilfracombe, Devon

£220,000 FREEHOLD

Predicted Rental Income £1000pcm

B 3 1 2 TBC

29 Meadow Close is an exciting opportunity to modernise a spacious reverse living home with pleasant views over The Cairn Nature Reserve and Score Valley. The property combines generous living accommodation, three lower ground floor bedrooms and a substantial rear garden, with one bedroom opening directly outside and offering potential as a study or home office. Useful storage, a dedicated laundry area, a small front lawn and a single garage add further practicality, while the sale is offered with no onward chain.

Ilfracombe Office: 48 High Street, Ilfracombe, North Devon, EX34 9QB **Email:** ilfracombe@webbers.co.uk

Key Features

- Offered for sale with no onward chain.
- Reverse living accommodation makes good use of the garden outlook.
- Spacious lounge enjoys pleasant views towards The Cairn Nature Reserve and Score Valley.
- Generous rear garden provides excellent outdoor potential.
- Versatile second bedroom has direct access to the garden.
- Single garage within a separate block provides parking or storage.
- No onward chain
- Council Tax Band - B
- EPC - TBC
- All services mains connected - Gas central heating

Overview

29 Meadow Close offers an appealing combination of space, outlook and potential within an established residential setting in Ilfracombe. Arranged with a reverse living layout, the property places the main living accommodation on the ground floor and all three bedrooms on the lower ground floor.

Beside the front door is a useful storage cupboard, while two further cupboards are positioned on the ground floor, one of which houses the boiler. The kitchen provides ample cupboard space, a built in stainless steel sink with drainer, and space for a cooker and fridge freezer. It offers a practical base for updating, with the opportunity for a buyer to introduce their own style.

The generous lounge provides plenty of room for comfortable seating and everyday living. Both the lounge and kitchen enjoy pleasant views across the rear garden towards The Cairn Nature Reserve and Score Valley, creating an attractive connection with the surrounding greenery.

The lower ground floor includes three bedrooms and the bathroom, which is fitted with a WC, wash hand basin and corner shower. The second bedroom has direct access to the rear garden and could also work well as a home office or study. Beneath the stairs is a useful laundry area with plumbing and space for a washing machine and tumble dryer, together with additional storage.

Outside, the generous rear garden offers space for gardening, seating and relaxation. A small lawned garden sits to the front, while a single garage within a separate block provides useful parking or storage. The property requires updating throughout and is offered for sale with no onward chain.























The Area

Meadow Close is situated in Ilfracombe, a distinctive North Devon coastal town known for its working harbour, dramatic coastline and strong connection with the surrounding countryside. The town supports a varied lifestyle, with everyday amenities, independent businesses, places to eat and opportunities to enjoy the coast all forming part of local life. The harbour and seafront provide a lively focal point, while the nearby Torrs area is well known for its green spaces and access to coastal walking. Ilfracombe is also well placed for exploring the wider North Devon coastline and countryside, making the area attractive to buyers who value outdoor pursuits alongside the convenience of a well established town community.





Services and Utilities

All services mains connected

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

Directions

Applicants are advised to proceed from our offices in a westerly direction along the High Street. Take the first left hand turn into Marlborough Road opposite Somerfield supermarket and proceed up the hill taking the right hand turn into St. Brannocks Park Road. Continue along this road passing the Tyrrell Hospital and bear off next left into Furse Hill Road. Follow this road around the two sharp left hand bends and continue up the hill into Doone Way. Follow the road around the S bend and take the next left hand turn into The Shields. Continue through The Shields taking the first turning left into Meadow Close. No 29 Meadow Close will be found at the bottom of the hill on your left

View this property

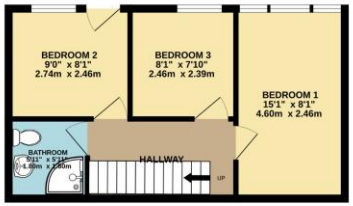
Please contact our Ilfracombe Office on 01271 863091

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

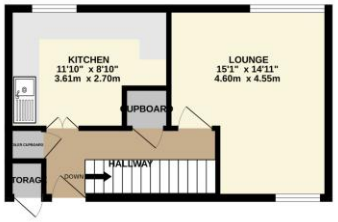
Viewing

Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.

LOWER GROUND FLOOR



GROUND FLOOR



EPC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk
Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £1000 to £1100 subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting** https://checker.ofcom.org.uk