



LAMB PARK

Ilfracombe, Devon

£270,000 FREEHOLD

Predicted Rental Income £950pcm



A well-presented three-bedroom family home offering stylish accommodation, attractive front and rear gardens, distant sea views and a desirable position within the popular Lamb Park area.

Key Features

- Attractive three-bedroom mid-terrace family home
- Two generous double bedrooms
- Flexible third bedroom/home office
- Open-plan lounge and dining room
- Modern fitted kitchen with integrated appliances
- Contemporary family bathroom
- Front and private rear gardens
- Underfloor heating in the kitchen and bathroom
- Distant sea views
- Useful utility/storage outbuilding
- Popular and convenient Lamb Park location
- No onward chain

8 Lamb Park is an appealing mid-terrace family home that has been thoughtfully maintained and updated by the current owners, creating a comfortable and contemporary home ready to move straight into with no onward chain.

The accommodation includes two well-proportioned double bedrooms, both presented in a modern style, together with a versatile third bedroom currently used as a home office. This additional room provides flexibility for those working from home or could easily be adapted to suit a child's bedroom, dressing room or hobby space.

The open-plan lounge and dining room provides a generous and welcoming heart to the home, offering plenty of space for both relaxing and entertaining. The modern fitted kitchen complements the living accommodation with sleek cabinetry, quality work surfaces and integrated Lamona appliances.

A contemporary three-piece bathroom completes the main accommodation, finished with modern fittings and tasteful tiling.

Outside, the front garden is attractively landscaped for ease of maintenance and enjoys distant sea views, providing a pleasant outlook. The enclosed rear garden offers a private and sunny space to enjoy, with a paved seating area ideal for outdoor dining, together with established borders and additional seating areas.





Services and Utilities: All mains services 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 passing the petrol station on the left hand side and into Church Street, pass through the traffic lights and at the mini roundabout take the left hand exit and then bear immediately right into Station Road sign posted Lee Bay, follow the road up the hill passing the sharp right hand bend into Lamb Park, No 8 will be found further up this road on the right hand side, indicated by our for sale board.

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.



Floor 0



Floor 1



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 ETBC to ETBC 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>

