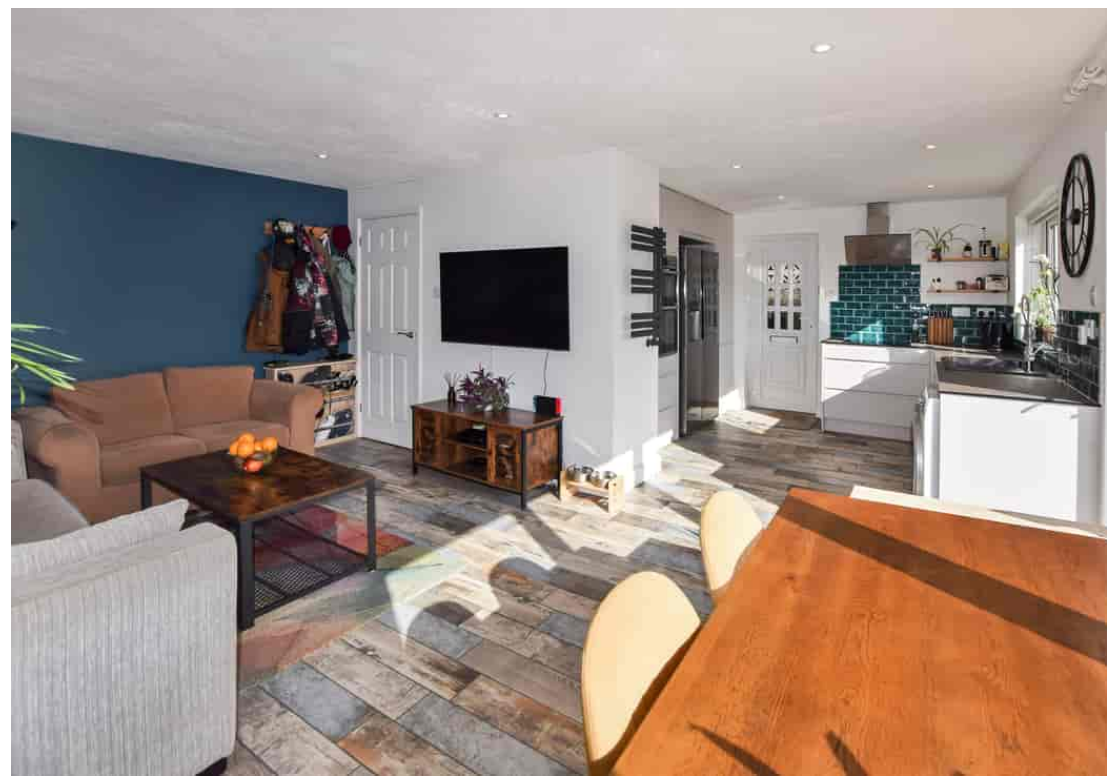




Doone Way, Ilfracombe, Devon, EX34 8HR





## Doone Way, Ilfracombe, Devon, EX34 8HR

### Offers Over £300,000

The main entrance reveals the wonderfully renovated KITCHEN/LIVING ROOM space, which has a modern feel. The room benefits from a double-glazed window facing the REAR GARDEN. During renovations, the wall has been knocked through to create a beautiful, OPEN PLAN area with large bi-fold doors helping to keep the room bright and airy throughout. The KITCHEN has a sink basin, plenty of worktop area, eye-level cupboard space and integrated base level units - not to mention wonderful feature tiling work. A door from this room leads to the main hallway, with entrances to both of the BEDROOMS, storage cupboards and the FAMILY BATHROOM.

Two doors in the main hallway lead to the MASTER and SECOND BEDROOMS. The MASTER BEDROOM is bright and inviting, benefitting from a front aspect double glazed window with built-in cupboard storage. BEDROOM 2 is a well-proportioned double room and again is newly renovated to create a welcoming and warm space, also benefitting from a front facing double glazed window and built-in storage. The FAMILY BATHROOM is another room benefitting from the renovations, part of an original hallway was swallowed by this room to make it larger and now features a double glazed window keeping it bright, decorated to a wonderful standard. The modern bathroom suite comprises of bath tub, separate shower cubicle, low level W/C and wash hand basin.

OUTSIDE, the property benefits from a stone DRIVEWAY with side access to the property and onto the rear garden. To the rear, a manageable, bright REAR GARDEN is a mix of lawn, shrubs and neat paving making for an incredibly peaceful, low maintenance outside space looking out towards the Cairn & Torrs to the rear of the property, offering a high degree of privacy, great views and a wonderful pond.

# Doone Way, Ilfracombe, Devon, EX34 8HR

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Close To Ilfracombe Centre  
Detached 2 Bedroom Bungalow  
Quiet Cul De Sac With View Of Cairn And Torrs  
Renovated Throughout To Offer Open Plan Living Space  
Large Plot Offers Scope To Extend Subject To Necessary Planning Consents  
Bright And Spacious Kitchen/Living Area  
Master Bedroom  
Further Double Bedroom  
Family Bathroom  
Bright Rear Garden With Views  
Off Street Parking



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## Kitchen

3.29m x 2.59m (10' 10" x 8' 6")

## Lounge/Diner

5.25m x 3.49m (17' 3" x 11' 5")

## Bedroom One

3.92m x 3.00m (12' 10" x 9' 10")

## Bedroom Two

3.13m x 2.99m (10' 3" x 9' 10")

## Bathroom

## Outside

The property benefits from a stone driveway with side access to the property and onto the rear garden. To the rear, a manageable, bright rear garden is a mix of lawn, shrubs and neat paving making for an incredibly peaceful, low maintenance outside space looking out towards the Cairn & Torrs to the rear of the property, offering a high degree of privacy, great views and a wonderful pond.

## Agent's Note

The property is of a steel frame construction.

## SERVICES

Services: We understand all mains services are connected.

Council Tax Band: C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: E.



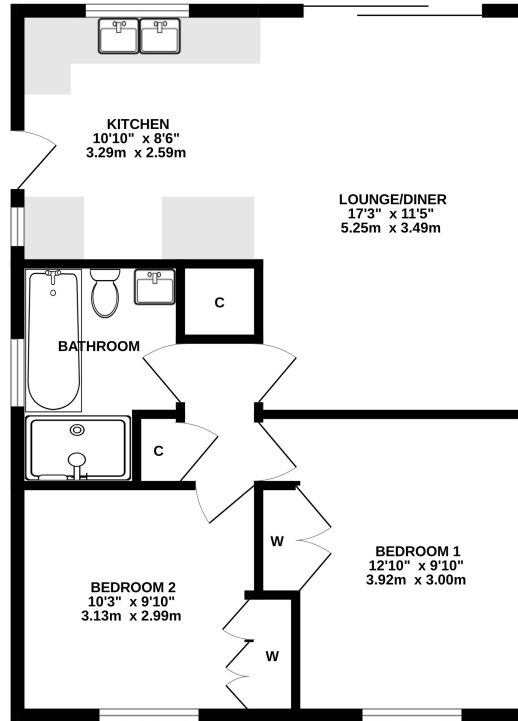
## DIRECTIONS

For directions to the property, follow Sat Nav EX34 8HR.

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GROUND FLOOR



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