



Ivydene, South Street, Woolacombe, Devon, EX34 7BB

John
Smale & Co.
Chartered Surveyors | Residential & Commercial Consultants





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Guide £399,950

Ivydene is an attractive Edwardian terraced house, situated in the heart of the village. Positioned in a quiet no through road location, it is within easy reach of the village shops and amenities. Being one of nine houses within the terrace, it offers bright and spacious accommodation arranged over three floors. It benefits from lovely countryside views to the rear of the house and if you step out the front door and turn left, you will see the sea! You can stroll to the award winning golden sandy beaches within minutes! The property also benefits from double glazed windows and gas fired central heating, along with a fantastic loft conversion, which has been converted in recent years. This is a bright and flexible room, with good head height and two large skylight windows, offering pleasant countryside views. To the rear is a sunny, south facing garden which comprises a raised decked sun terrace, which is accessed via the kitchen. This is a great place to relax or entertain, whilst taking in the lovely countryside and coastline views. Steps then lead down to a level lawn garden area, along with a private car parking area for two vehicles which is a real premium in the centre of the village. The accommodation in brief comprises of a spacious entrance hall, living room with bay window, dining room, fitted kitchen, 4 piece family bathroom suite, three first floor bedrooms and a large double sized loft room, offering flexible use. The property also offers the added attraction of being sold with no chain.

Woolacombe sits on the North Devon Coast and is popular with visitors from all around the country primarily because of its award winning Blue Flag golden sand beaches. In addition the village is surrounded by National Trust land which has miles and miles of walking along some breath-taking footpaths enjoying magnificent coastal scenery. The village amenities include a variety of shops, bars & restaurants, various leisure facilities and a primary school with an excellent OFSTED rating, health centre and church. The nearest larger town is Ilfracombe being approximately 4 miles away and Barnstaple which is North Devon's main trading centre is approximately 9 miles away and has many of the big name shops, a rail link and direct access onto the A361 North Devon Link Road, joining the M5 at Junction 27.

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Edwardian Terrace House
Prime Central Village Location
Bright and Spacious Accommodation
Arranged over Three Floors
Two Reception Rooms
Fitted Kitchen
Family Bathroom
Three Bedrooms
Loft Conversion
South Facing Garden
Private Parking for Two Cars
No Chain

Entrance hall

Double glazed entrance door with glass panel over. Stairs to first floor, radiator, wall mounted electric meter and fuse box, cloak space newly laid laminate flooring.

Living Room

4.80m x 3.79m (15' 9" x 12' 5") (To Bay)
Double glazed bay window, fireplace with gas fire inset, slate hearth with wooden mantle over radiator.
Newly laid laminate flooring.

Dining Room

3.86m x 3.97m (12' 8" x 13')
Large double glazed window to rear aspect, radiator, ornate fireplace, under stairs storage cupboard, newly laid laminate flooring.
Lovely countryside views, open doorway through to kitchen.

Kitchen

3.13m x 2.70m (10' 3" x 8' 10")
Double glazed window to rear aspect, double glazed door to side aspect leading to sun terrace, radiator.
Range of fitted cupboards and drawers, space for cooker, space for plumbing for washing machine, cupboard housing gas fired combi-boiler, space for low level fridge and freezer, work surface areas with tiled surround ,countryside views, ceiling spot lights.

First Floor

Landing

Double glazed window to rear aspect, staircase leading to loft room, understairs storage cupboard, fitted carpet, double power point and BT point.

Bathroom

2.83m x 2.77m (9' 3" x 9' 1")

Double glazed windows to rear and side aspects, countryside views to rear.

White suite comprising of corner bath, large shower cubicle, W.C, pedestal wash basin, chrome towel radiator, fitted vanity cabinet with shelf over, extractor fan, spot lights, lino flooring.

Bedroom 1

3.83m x 3.10m (12' 7" x 10' 2")

Double glazed window, countryside views to rear aspect, radiator, fitted carpet.

Bedroom 2

3.81m x 2.56m (12' 6" x 8' 5")

Double glazed window to front aspect, radiator, fitted carpet.

Bedroom 3

2.70m x 2.24m (8' 10" x 7' 4")

Double glazed window to front aspect, radiator, fitted carpet.

Second Floor

2nd Floor Landing

Fitted carpet, double power point, door leading to loft room.

Loft Room

3.76m x 4.00m (12' 4" x 13' 1")

Two skylight windows with fitted blinds, radiator, ample power points, eaves storage, fitted carpet, countryside views.

Outside

To the front of the property is a small courtyard garden with wrought iron entrance gate, low wall and wrought iron railings. There is also nearby permit parking available. To the rear is a larger garden area, comprising of a decked sun terrace which is fully enclosed and is a great place to relax and take in the lovely views. A gate leads to steps, taking you down to a lawn garden and onto a private parking area, providing space for two cars. There is also a useful secure storage area, under the decked terrace.

Property Facts

Vendors Position. No onward chain.

Age of property. Edwardian.

Size of property. Approx. 1173 SQ FT.

Is it listed? No.

Direction. South facing rear garden.

Nearest Town. Ilfracombe. 4 Miles.

Barnstaple. 9 Miles.

Nearest medical centre. Woolacombe.

Nearest Primary School. Woolacombe.

Nearest Secondary School. Ilfracombe.

Approx. Rental Income. £1000/£1100 PCM.

SERVICES

Mains connected. Gas, Electric and Water.

Council Tax Band. TBC.

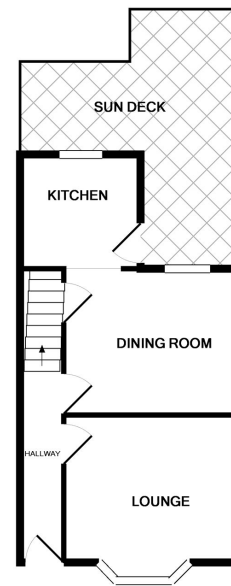
SERVICES

DIRECTIONS

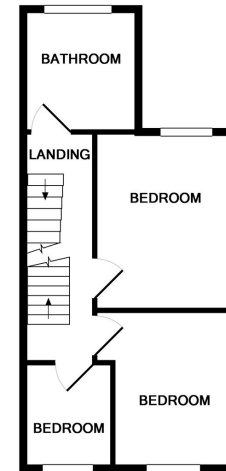
After entering Woolacombe, turn left into West Road immediately after 'Tides Inn'. Travel straight over cross road in direction of Woolacombe Bay Hotel. Follow road as it bends sharply to the left into South Street. Ivydene will be found on your right hand side, with For Sale board clearly displayed.

DIRECTIONS

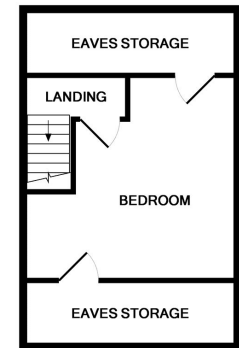
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



