



Albert Court, Ilfracombe, Ilfracombe, Devon, EX34 9EB







## Albert Court, Ilfracombe, Ilfracombe, Devon, EX34 9EB

### Offers Over £375,000

Situated in the harbour area of Ilfracombe and only a short walk from the harbour beach, John Smale & Co are delighted to offer For Sale this Immaculately Presented 3 Bedroom Semi-Detached property with a Cottage Feel, offering plenty of Characterful Features with the benefit of a Sunny Aspect Roof Terrace and Conservatory within the heart of Ilfracombe. A proven successful holiday let, the property is available with No Onward Chain.

The accommodation comprises FRONT DOOR to KITCHEN. The KITCHEN is well presented with plenty of working spaces with cupboards under, integrated appliances with fitted oven, halogen hob with extractor over, tiled splashbacks, breakfast bar, tiled floor and two double glazed windows. LATCH DOORS lead from both sides of the KITCHEN lead to the SEPARATE LIVING ROOM and SEPARATE DINING ROOM. The DINING ROOM is a light and bright room with an open staircase leading to the FIRST FLOOR. This charming room has the benefit of exposed beams, double glazed window to side aspect and door to outside. Two feature windows, radiator, wood effect laminate floor and exposed brickwork. The LIVING ROOM approached from the second wooden latch door off the KITCHEN offers a welcoming space with a comfortable feel. The room is light and bright and benefits from an open staircase leading to the FIRST and SECOND FLOORS. The Living Room is full of character with woodburner and slate hearth, feature porthole windows, fitted carpet, exposed beams, double glazed window and French doors leading to the CONSERVATORY. The CONSERVATORY is an inviting space looks onto the rear garden/walled courtyard garden area with part wood panelling and tiled floor.

From the OPEN STAIRCASE off the DINING ROOM you are greeted by BEDROOM TWO with access to the DELIGHTFUL ROOF TERRACE. Bedroom Two is a spacious double room, is a light and airy with the added feature of exposed beams, radiator, fitted carpet and double glazing window overlooking the front elevation. The EN-SUITE SHOWER ROOM is entered via a wooden latch door and provides a frosted double glazed window, shower cubicle, low level W/C, pedestal wash hand basin, heated towel rail, vinyl floor.

From the OPEN STAIRCASE off the LIVING ROOM, there is an half landing to the FIRST FLOOR where a latch wooden door leads to BEDROOM ONE. A most impressive room with a beautifully presented EN-SUITE BATHROOM. Again this room is a spacious double room and currently arranged with twin beds, this room has a bright and airy feel and French doors give access to sunny aspect roof terrace and again has exposed beams and fitted carpet. A latch wooden door gives access to the EN-SUITE BATHROOM and comprises of a three-piece White suite, with bathtub, pedestal wash hand basin, low level W/C, heated towel rail, vinyl tiled effect floor, part wood panelled walls and double glazed frosted window.

A further staircase leads to BEDROOM THREE with an EN-SUITE SHOWER ROOM. BEDROOM THREE is an extremely spacious double bedroom with plenty of storage space and dressing table area, exposed beams, wooden latch door, fitted carpet, radiator and two double glazed windows allowing plenty of natural light flood the room. A wooden latch door gives access to the well presented EN-SUITE SHOWER ROOM, comprising White three-piece suite with shower cubicle, pedestal wash hand basin, low level W/C, heated towel rail, brick tiled effect splashbacks, exposed beams and vinyl flooring.

OUTSIDE, the property is approached via a small gated courtyard area with tiled floor with space for pot plants and storage. There is access to the side of the property from the front. To the rear, there is a pretty enclosed walled courtyard garden area with seating. Steps lead to an enclosed walled roof terrace with a lovely sunny aspect with part wood panelling with hot tub, hot water shower, and being partly laid with astro-turf and decking, for ease of maintenance. This area enjoys a pleasant seating area for social dining. Steps give access to the side of property, with extra patio space with an area for pots and planters.

Ilfracombe is a charming Victorian town and resort situated on the North Devon coast. It has a comprehensive range of shops in the High Street plus supermarkets, health centre and recreational facilities. The harbour itself provides a much sought after location with the well known Landmark Theatre, numerous cafes, restaurants and hotels and the veritable Verity on the harbour wall! There are lovely walks around the town and coastline and the Tunnels is a popular beach. Woolacombe, Croyde and Saunton are closeby and Exmoor National Park is about half an hour away by car.

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Semi-Detached Property  
Quality Fitted Kitchen With Integrated Appliances  
Separate Living Room And Separate Dining Room  
Conservatory  
3 Bedrooms - All With En-Suites  
Full Of Character With Charming Features  
Tasteful Decor Throughout  
Rear Walled Courtyard Garden Plus Roof Terrace  
Central Location In The Well Established Victorian Town Of  
Ilfracombe  
Harbour Area Of Ilfracombe And A Short Walk To The Harbour  
Beach  
Successful Holiday Let  
Available with No Onward Chain

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## Front Door Leading To

### Kitchen

9' 1" x 14' 5" (2.77m x 4.39m)

### Dining Room

11' 7" x 13' 4" (3.53m x 4.06m)

### Living Room

14' 3" x 14' 8" (4.34m x 4.47m)

### Conservatory

### First Floor

### Bedroom One

9' 1" x 13' 5" (2.77m x 4.09m)

### En-Suite Bathroom

### Bedroom Two

11' 7" x 14' 3" (3.53m x 4.34m)

### En-Suite Shower Room

### Second Floor

### Bedroom Three

14' 3" x 16' 2" (4.34m x 4.93m)

### En-Suite Shower Room

### Outside

There is a small courtyard area to the front. Side access to the rear is accessed from the front of the property. To the rear, there is a pretty enclosed walled courtyard garden area with seating. Steps lead to an enclosed walled roof terrace with a lovely sunny aspect with hot tub, hot water shower, and being partly laid with astro-turf and decking, for ease of maintenance. Steps give access to the side of property, with extra patio space with an area for pots and planters.



### **Agents Note**

Parking is available closeby in the local car park.

### **SERVICES**

Services: We understand all mains services are connected.

Council Tax Band: TBA.

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.

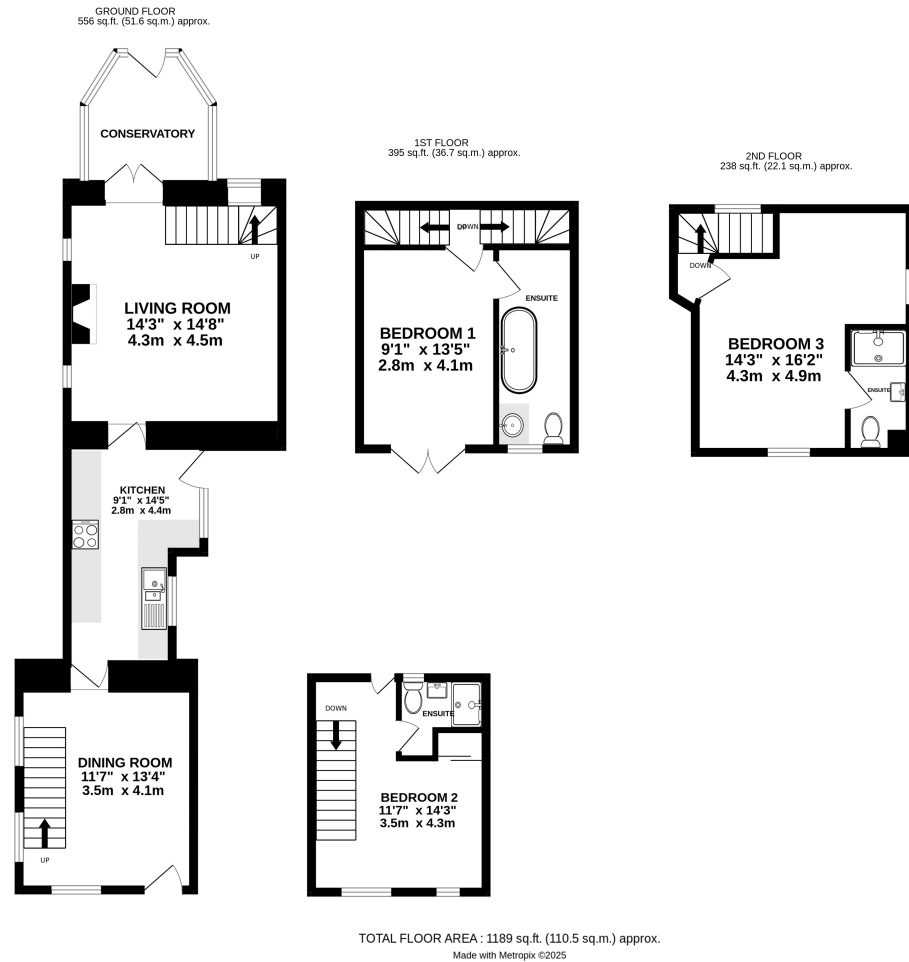
### **DIRECTIONS**

To locate the property, follow SatNav EX34 9EB.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







