



30 Oxford Grove, Ilfracombe, Devon, EX34 9HG

P Mon-Sat
10 am - 6 pm
No repair
within 1 hour

30





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Offers Over £190,000

Centrally located just off of the High Street, this substantial townhouse offers vast scope for a buyer to personalise, improve and add value. The recently added FRONT DOOR opens to a useful LOBBY with utility meters and space for coats and shoes, a further PART GLAZED DOOR opens to the HALLWAY with stairs to upper floors and doors leading off to the SITTING ROOM, a high ceiled room with bay window, chimney breast with gas fire and useful storage/shelving to the side of the chimney breast and also to the DINING/SECOND RECEPTION ROOM, another high ceiled room with. The KITCHEN is a light, spacious room with PART GLAZED DOOR TO OUTSIDE and picture window, extensive worktops with inset sink, eye and base level units, space for cooker with hood over. A door off gives access to the BATHROOM with window and white suite. On the FIRST FLOOR, there is a half landing with W/C off and on the landing are doors leading to MASTER BEDROOM with BAY WINDOW and gas fire as well as TWO FURTHER BEDROOMS. On the SECOND FLOOR, is a HALF LANDING with window whilst on the landing are doors off to THREE FURTHER BEDROOMS, one with bay window, one with a shower cubicle and sink, the other formerly used as a second kitchen. On the THIRD FLOOR there are TWO FURTHER BEDROOMS/STORAGE ROOMS, one with sea view.

To the OUTSIDE of the property is an ENCLOSED REAR COURTYARD GARDEN laid to paving.

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Convenient Location Adjoining High Street
Spacious 5/6 Bedroom Town House
Accommodation Over 4 Floors
2 Reception Rooms
Good Size Kitchen
Bathroom And W/C
Modernisation Required
Great Opportunity To Add Value
No Onward Chain



Entrance Porch

Entrance Hallway

Living Room

15' 0" x 15' 5" (4.57m x 4.70m)

Dining Room

12' 11" x 13' 1" (3.94m x 3.99m)

Kitchen

8' 8" x 15' 4" (2.64m x 4.67m)

Bathroom

Stairs To Half Landing

W/C

With W/C and wash hand basin.

First Floor Landing

Bedroom Three

12' 5" x 15' 5" (3.78m x 4.70m)

Bedroom Four

12' 5" x 13' 1" (3.78m x 3.99m)

Bedroom Five

6' 5" x 10' 3" (1.96m x 3.12m)

Stairs To Second Floor Landing

Bedroom One

12' 5" x 13' 1" (3.78m x 3.99m)

Bedroom Two

12' 5" x 15' 5" (3.78m x 4.70m)

Kitchen

6' 5" x 10' 3" (1.96m x 3.12m)

Stairs To Third Floor Landing

Bedroom Six

11' 11" x 11' 6" (3.63m x 3.51m)

Storage

Outside

Enclosed rear courtyard garden laid to paving.

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: B.

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

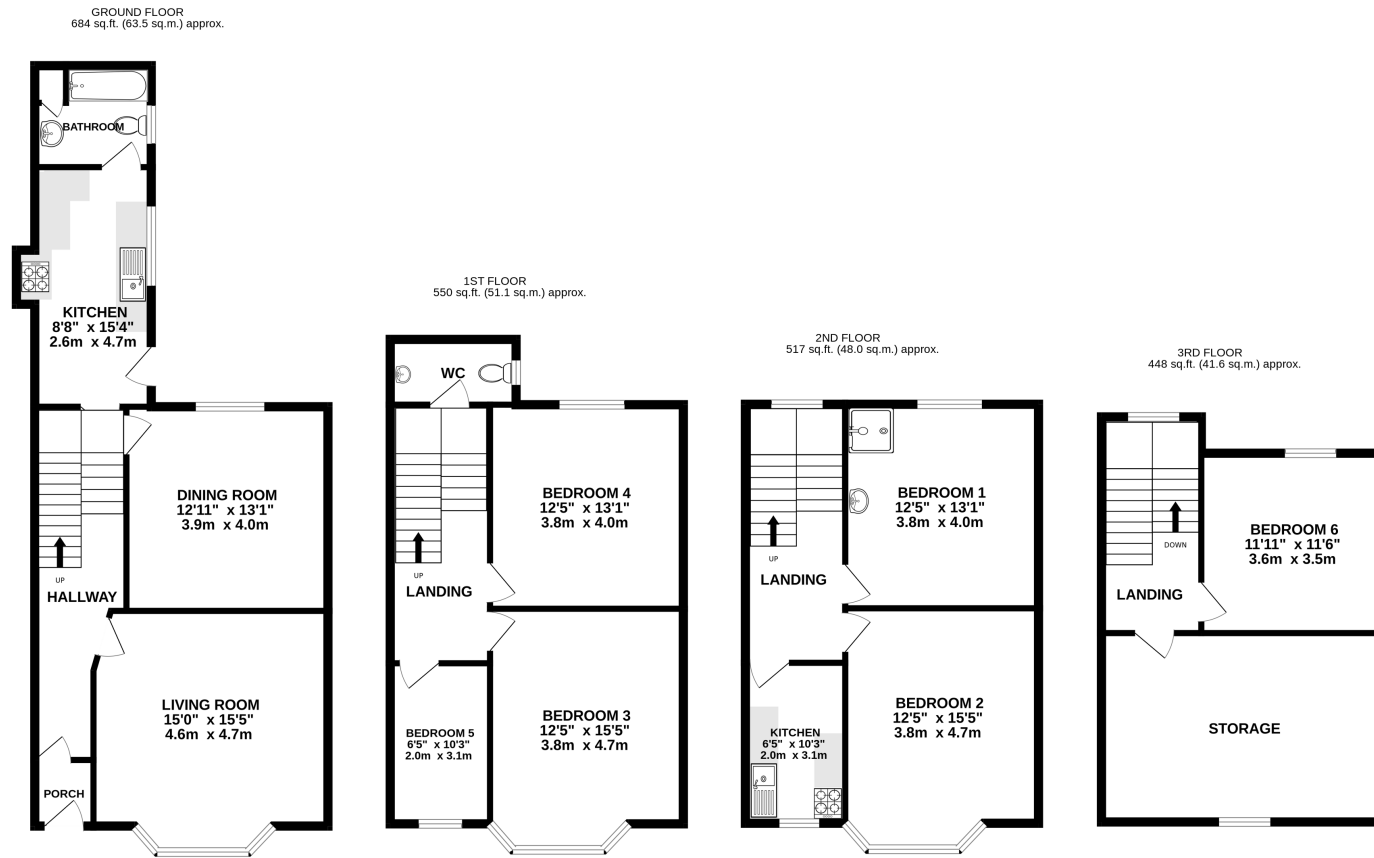
EPC Energy Rating: TBC.

DIRECTIONS

To locate, please follow Sat Nav reference EX34 9HG.

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TOTAL FLOOR AREA : 2199 sq.ft. (204.3 sq.m.) approx.

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