



Bond
Oxborough
Phillips

Changing Lifestyles

15 Queens Avenue
Ilfracombe
Devon
EX34 9LN

Asking Price: £180,000 Freehold



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01271 866 699
ilfracombe@bopproperty.com

15 Queens Avenue, Ilfracombe, Devon, EX34 9LN

Elevated living on Queens Avenue with panoramic sea views...



- Three-bedroom terraced house
- Elevated position with amazing sea views
- Bright and spacious open-plan living spaces
 - Rear garden
- Great opportunity for families and first-time buyers
- Close to town centre, harbour, local amenities and schools
 - EPC: C
 - Council Tax Band: B



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Elevated living on Queens Avenue with panoramic sea views...

Situated in an elevated position on Queens Avenue, Ilfracombe, this attractive three-bedroom terraced home enjoys some of the very best sea views the town has to offer. Presented in good condition throughout, the property offers an excellent opportunity for families, first-time buyers or investors looking to secure a well-located coastal home.

The ground floor features a bright and spacious open-plan reception room, where large windows flood the living and dining areas with natural light while perfectly framing the stunning sea outlook. The space flows seamlessly into the open-plan kitchen, fitted with wooden worktops and thoughtfully arranged to take full advantage of the coastal backdrop. Leading off the kitchen is a particularly useful utility room with plumbing in place, offering additional storage and workspace, and providing direct access to the rear garden.

Upstairs, the property comprises two well-proportioned double bedrooms and a further single bedroom, ideal as a nursery, guest room or home office. One of the double bedrooms benefits from built-in wardrobes, while another enjoys impressive sea views. The bathroom is fitted with a contemporary shower and heated towel rail.

Externally, the rear garden provides valuable outdoor space for relaxing, entertaining or family use.

Queens Avenue is well positioned for easy access to Ilfracombe's town centre, harbour and seafront, with a range of shops, cafés and restaurants nearby. Scenic coastal walks along the South West Coast Path are also within easy reach, making the most of the town's dramatic North Devon coastline.

Regular bus services connect Ilfracombe to Barnstaple, where rail links provide access to Exeter and onward national connections. The A361 North Devon Link Road offers convenient road access to the wider region.

Council Tax Band B.

Combining open-plan living, breath-taking sea views and a sought-after elevated position on Queens Avenue, this property represents a standout opportunity in the Ilfracombe market.

Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as a building society, library, post office, schools, cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the harbour, the new watersports centre, the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award-winning beaches close by, from secluded coves to wide stretches of golden sand with crashing surf. For beaches, visit Hele Bay to the east of the town for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes' driving time.

Main Entrance - UPVC double-glazed door leading to:

Entrance Porch - 5'6" x 3'6" (1.68m x 1.07m)

UPVC double-glazed windows to front and side elevations, radiator, UPVC double-glazed door leading to:

Living Room - 19' x 13' (5.8m x 3.96m)

Stairs leading to first floor, under-stairs storage, feature fireplace surround, UPVC double-glazed windows to front elevation, radiators x2, opening leading to:

Dining Room - 8'4" x 10'10" (2.54m x 3.3m)

UPVC double-glazed window to rear elevation, radiator, opening leading to:

Kitchen - 9'11" x 10'6" (3.02m x 3.2m)

UPVC double-glazed window to rear elevation, range of wall and base units, wooden-effect cupboards, tiled splashbacking, space for gas cooker and oven, granite-effect countertops, sink and drainer inset into countertop, herringbone vinyl flooring, space for fridge, door leading to:

Utility Room - 5'5" x 9'8" (1.65m x 2.95m)

Storage cupboard, Baxi combi boiler location, space for tumble dryer, space and plumbing for washing machine, space for fridge freezer, UPVC double-glazed obscured door to side elevation leading to rear garden, UPVC double-glazed window to side elevation.

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First Floor

Landing - 7'4" x 8'11" (2.24m x 2.72m)

Access into loft, door leading to:

Bathroom - 7'5" x 5'7" (2.26m x 1.70m)

Double shower cubicle with handheld Triton shower attachment and tiled splashbacking and surround, UPVC double-glazed obscured window to rear elevation, low-level flush button WC, pedestal wash hand basin, wall-mounted heated towel radiator, wooden-effect vinyl flooring.

Bedroom One - 11'2" x 11'5" (3.4m x 3.48m)

UPVC double-glazed window to rear elevation with amazing sea views towards the Bristol Channel, radiator.

Bedroom Two - 11'2" x 12'5" (3.4m x 3.78m)

UPVC double-glazed window to front elevation, radiator, fitted wardrobes.

Bedroom Three - 7'5" x 8'11" (2.26m x 2.72m)

UPVC double-glazed window to front elevation, radiator.

Outside -

Agent notes - This property is registered under Land Registry Title Number DN494124 with UPRN 100040266554 and is held on a Freehold tenure. The plot measures approximately 0.03 acres. It falls under North Devon Council, with a recorded very low flood risk, and is not located within a Conservation Area. The property is supplied by mains gas, electricity and water, with mains drainage, and is heated via gas central heating, with the addition of an electric fire. Parking is on street, and the property benefits from a rear garden, with a public footpath located to the rear providing convenient rear access. The property is in Council Tax Band B, with an annual cost of approximately £1,956. The EPC rating is C. There are no current planning permissions in place for this property or neighbouring properties, and there are no known building safety issues. Connectivity is good, with broadband speeds available up to 80 Mbps (superfast), basic speeds around 17 Mbps, mobile coverage from EE, Vodafone, Three and O2, and TV/satellite services available via BT, Sky and Virgin Media.

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Directions

From Ilfracombe High Street, with our offices on your right-hand side, proceed along the High Street and take the first right onto Highfield Road. Continue for a short distance before taking the next right into Princess Avenue. Follow Princess Avenue, passing the school on your left-hand side, then take the next left turning. Continue along this road and turn right into Queens Avenue. Proceed for approximately 100 yards, where the property will be found on your right-hand side, clearly identified by our For Sale board.



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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