



Bond
Oxborough
Phillips

Changing Lifestyles

19 Marlborough Road
Ilfracombe
Devon
EX34 8JL

Guide Price: £190,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

19 Marlborough Road, Ilfracombe, Devon, EX34 8JL

Immaculately presented family home with stylish kitchen dining space close to town...



- Three double bedroom terraced home
- Immaculately presented throughout
 - Ideal first home or family home
 - Rear courtyard garden
- Open-plan kitchen dining space
 - EPC: D
 - Council Tax Band: B



Immaculately presented family home with stylish kitchen dining space close to town...:

This immaculately presented three-bedroom terraced home offers well-balanced accommodation ideal for first-time buyers, families or those seeking a conveniently positioned home close to the centre of Ilfracombe.



The accommodation comprises a bright and welcoming reception room, where large windows allow for excellent natural light. The heart of the home is the renewed open-plan kitchen and dining space, thoughtfully updated by the current owners to create a stylish and sociable setting for everyday living and entertaining.

Arranged over the upper floors are three well-proportioned double bedrooms, one benefitting from built-in wardrobes, together with a family bathroom fitted with a panel bath. The property further benefits from gas central heating and uPVC double glazing.

Outside, there is a small enclosed courtyard to the rear, offering low-maintenance outside space.

Ideally situated on Marlborough Road, the property is located close to Ilfracombe Church of England Academy and just a short distance from the town centre, harbour and local amenities, as well as nearby coastal walks and access to the South West Coast Path.

A well-presented home in a convenient location, offering comfortable family living with a modernised kitchen at its heart.

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Ilfracombe is a characterful Victorian seaside town offering a good range of everyday amenities, including independent shops, supermarkets, schools, a cinema, healthcare facilities and a variety of cafés, bars and restaurants. The picturesque harbour remains a focal point of the town, home to the iconic Verity statue, along with a selection of galleries and eateries. The town also benefits from a modern watersports centre and the well-regarded Ilfracombe Aquarium. A range of local events and seasonal festivals take place throughout the year, many centred around the harbour and seafront, including performances at the Landmark Theatre. The surrounding North Devon coastline is renowned for its natural beauty, with nearby Hele Bay offering a more sheltered beach, while the award-winning beaches at Woolacombe, Croyde and Putsborough are all within easy reach by car. The regional centre of Barnstaple is approximately 20 minutes away, providing a wider selection of national retailers, leisure facilities and transport connections, including rail links to Exeter and beyond.



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.

Please do not hesitate to contact the team at Bond
Oxborough Phillips Sales & Lettings on

01271 866 699

For more information or to arrange an
accompanied viewing on this property.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Ilfracombe High Street with our office on your left-hand side proceed out of the town passing through the first set of traffic lights and taking the next left onto Marlborough Road. Continue along this road for a short distance and the property will be located just before the entrance to Parkers Yard.

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.

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