



Bond
Oxborough
Phillips

Changing Lifestyles

32 Victoria Road
Ilfracombe
Devon
EX34 9LY

Guide Price: £215,000 Freehold



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01271 866 699
ilfracombe@boproperty.com

32 Victoria Road, Ilfracombe, Devon, EX34 9LY



Spacious four-bed Ilfracombe townhouse with versatile living and private courtyard garden...

- Four-bedroom terraced home arranged over three floors
- Two reception rooms offering flexible family living space
- Modern kitchen opening into a bright dining area
- Private, low-maintenance courtyard garden with French doors
- Sought-after Ilfracombe location near the coast
 - EPC: D
 - Council Tax Band: B



This spacious and well-presented four-bedroom terraced home, arranged over three floors, is ideally suited to family living and is situated in the sought-after coastal town of Ilfracombe, Devon. Offering versatile accommodation, two reception rooms, and a private courtyard garden, the property combines character with modern convenience.

Upon entering the home, you are welcomed by an entrance porch which leads into a central hallway. From here, doors provide access to the front lounge, a convenient downstairs WC, and the kitchen, along with stairs rising to the upper floors. The front lounge is a bright and inviting space, featuring a UPVC double glazed bay window to the front elevation and a feature fireplace.

The downstairs WC is fitted with a low-level WC and pedestal wash hand basin. To the rear of the property, the modern kitchen flows seamlessly into a dining area, creating an excellent space for both everyday family life and entertaining. The dining area benefits from a window to the rear elevation and a skylight, allowing plenty of natural light. From here, a second reception room provides additional living space, complete with French doors opening out onto the enclosed courtyard garden.

The first floor offers a well-appointed family bathroom fitted with a WC, wash basin, and freestanding bath, alongside a separate shower room featuring a double shower and basin. There are also two bedrooms on this level: one positioned to the rear and a generously sized front bedroom with a bay window. On the second floor, there are two further bedrooms, including one to the rear elevation and another benefiting from two skylights, creating a bright and airy feel.

Externally, the property enjoys a low-maintenance courtyard garden, ideal for outdoor relaxation. On-street parking is available to the front of the property.

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Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as a library, post office, schools and a cinema. There are a number of attractions within walking distance, including Damien Hirst's now famous Verity statue on the harbour and the award-winning Ilfracombe Aquarium. You will find numerous events and festivals throughout the year, many based around the historic quayside at the 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. Hele Bay, to the east of the town, is an award-winning beach perfect for bathing and rock-pool exploring. The renowned beaches of Putsborough, Woolacombe and Croyde are all within easy driving distance. North Devon's regional centre of Barnstaple is approximately 20 minutes away by car, providing a wide range of shopping, leisure and transport facilities.



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Directions

From Ilfracombe High Street with our office on your right-hand side, proceed along Ilfracombe High Street taking the first right-hand turn into Springfield Road. Continue up this road until taking a right turn onto Highfield Road. Continue down this road and take the first right-hand turning leading into Victoria Road.

Agent's Notes – This property is registered under Land Registry Title Number DN231204 with UPRN 100040267632 and held on a Freehold tenure. The plot measures approximately 0.02 acres. It falls under Devon, with a flood risk recorded as Very Low and is within Ilfracombe. Services include mains gas, water, electric and sewerage and mains. Parking is on street and outside space is a courtyard. The property is in Council Tax Band B with an annual cost of about £2,055. The EPC rating is D. There are no known building safety issues and no planning permissions in place for this property or neighbouring properties. Connectivity is good, with broadband speeds up to 80 Mbps, mobile coverage Average, and TV/satellite services via BT and Sky, with Virgin availability not available.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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