Bond Oxborough Phillips

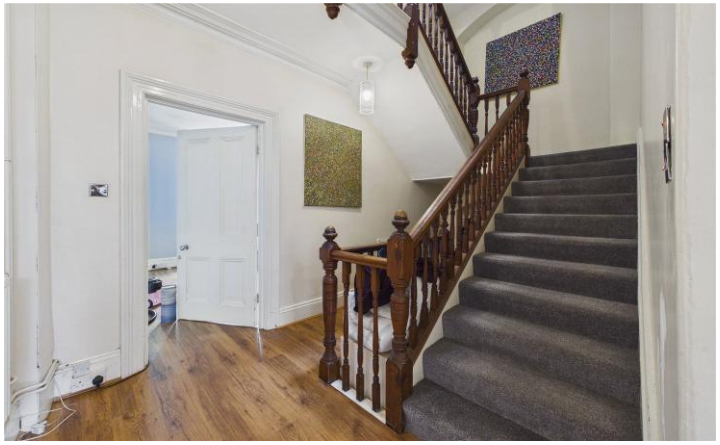
Changing Lifestyles

14 St. Brannocks Road
Ilfracombe
Devon
EX34 8EG

Fixed Price: £270,000 Freehold







Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

14 St. Brannocks Road, Ilfracombe, Devon, EX34 8EG

A beautifully maintained home blending classic charm with modern comfort...

- Period features
- Spacious accommodation
- Gas central heating throughout
- Freehold
- Large, well-appointed kitchen
- Great family home
- Convenient location
- EPC: D
- Council Tax Band: C











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A beautifully maintained home blending classic charm with modern comfort...

We are delighted to offer this charming and immaculately presented terraced house situated on St Brannocks Road in the sought-after coastal town of Ilfracombe. Ideal for a growing family, this spacious property features five generously sized bedrooms, providing ample space for both rest and study.

Inside, the home is bright and airy with a welcoming atmosphere enhanced by well-considered design and natural light. The modern kitchen serves as a central hub thoughtfully arranged to accommodate both everyday meals and social gatherings. Adjacent to the kitchen, the cosy living room provides a comfortable space to relax, featuring a warm and inviting ambiance perfect for unwinding after a busy day.

Outside, the private patio offers a peaceful outdoor retreat ideal for enjoying the sunshine, dining al fresco, or simply relaxing with family and friends in a quiet setting.

This beautifully maintained house presents a fantastic opportunity to secure a stylish family home in Ilfracombe. Early viewing is highly recommended. Contact us today to arrange a viewing and explore all that this exceptional property has to offer.

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.

Main Entrance - Partly glazed window, door leading to:

Entrance Porch - Ceiling coving, partly glazed door and window leading to:

Entrance Hall - Stairs to lower ground floor, stairs to upper levels, laminate flooring, ceiling coving, radiator, door leading to:

Kitchen - 15'11" x 10'8" (4.85m x 3.25m)
Partly glazed sash bay windows to front elevation, a range of wall and base units, sink and drainer inset into work surfaces, tiled splash backing, ceiling rose, space for additional appliances, picture rails, ceiling coving, integrated oven, integrated stainless steel gas hob with extractor hood and fan above, door leading to:

Reception Room - 11'7" x 14'10" (3.53m x 4.52m)
Partly glazed bay window to rear elevation, ceiling coving, radiator.

First Floor

Landing - Door leading to:

Bedroom Two - 14'4" x 12'6" (4.37m x 3.8m)
Partly glazed sash bay window to rear elevation enjoying pleasant views, ceiling rose, ceiling coving, radiator, door leading to:

Ensuite Bathroom - 6'11" x 4'8" (2.1m x 1.42m)
Partly glazed sash window to rear elevation, 3-piece suite comprising low-level push button WC, pedestal wash hand basin, shower cubicle with tiled splash backing.

WC - 3'9" x 3' (1.14m x 0.91m)
Low-level push button WC.

Bedroom Four - 5'3" x 16'4" (1.6m x 4.98m)
Partly glazed sash bay window to front elevation, ceiling rose, wall alcoves, sliding door leading to:

Wet Room - 7'1" x 4'6" (2.16m x 1.37m)-
Walk in shower, pedestal wash hand basin, extractor fan, heater, tiled from floor to ceiling around the shower.

Second Floor

Landing - Partly glazed sash windows, loft access, cupboard, door leading to:

Bedroom One - 11'4" x 15'7" (3.45m x 4.75m)
Partly glazed sash window to front elevation, pedestal wash hand basin, radiator.

Bedroom Five - 10'2" x 9'5" (3.1m x 2.87m)
Partly glazed sash window to rear elevation, pedestal wash hand basin, radiator.

Bathroom - 7'9" x 5'5" (2.36m x 1.65m)
Partly glazed window to rear elevation, panel bath with shower attachment over, tiled splash backing, WC, radiator.

Lower Ground Floor

Hall - Radiator, door leading to:

Bedroom Three - 12'3" x 14'2" (3.73m x 4.32m)
UPVC double-glazed sash window to front elevation, partly glazed door and window to porch, radiator.

Open Plan Living Area - UPVC double-glazed sash window to rear elevation, radiator.

Utility Room - Wall and base units, wood-effect countertops, space for additional appliances, sink and drainer inset into surfaces, downlighters, extractor fan, sliding door leading to:

Wet Room - 5'4" x 6'4" (1.63m x 1.93m)
Partly glazed window to rear elevation, universal WC, gas combi boiler location, wall-mounted wash hand basin, floor to ceiling tiled splash backing, extractor fan, heater, radiator.

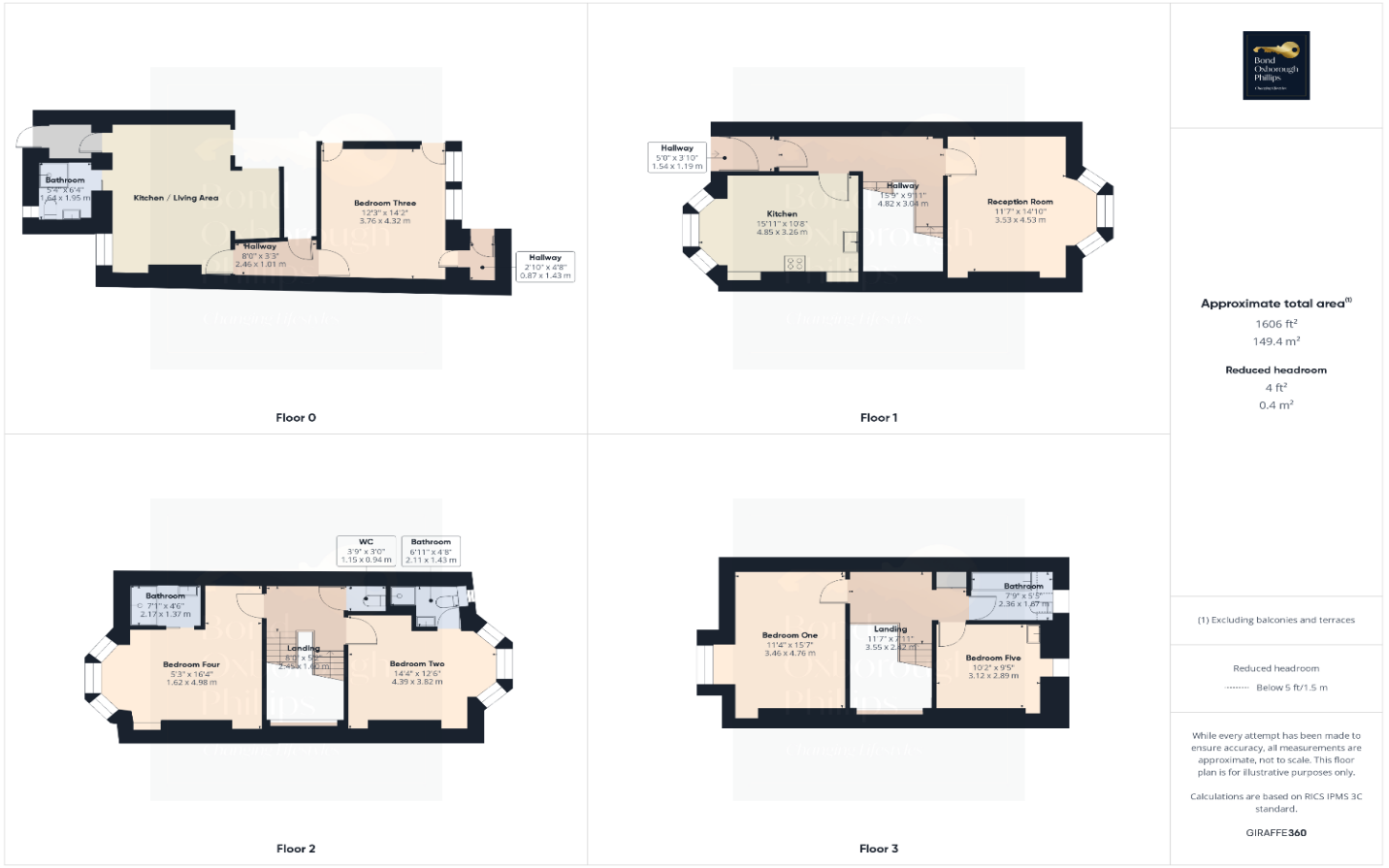
Outside – The front of the property features a small patio area with steps leading up to the front door, creating a welcoming entrance.

At the rear, there is a long, level patio area offering ample outdoor space for dining or relaxing. A useful shed is also located at the rear, providing convenient storage for garden tools and equipment.

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Approximate total area(1)
1606 ft²
149.4 m²

Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

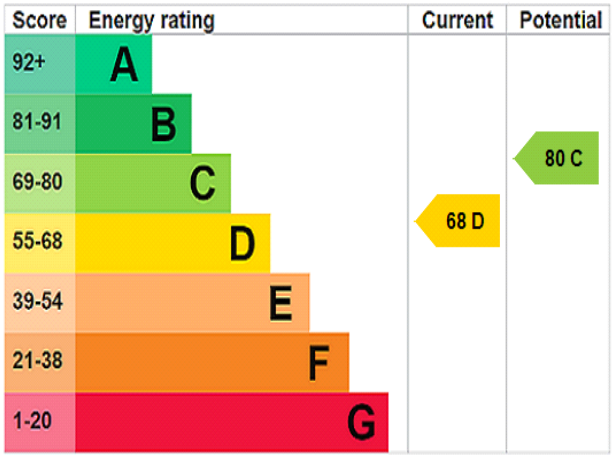
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Have a property to sell or let?

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.



Directions

From our Ilfracombe office with the office premises on your left hand side proceed out of town in a westerly direction. On passing Ilfracombe War Memorial and merging into St. Brannocks Road the property will then be found a short distance on your left hand side displaying a for sale board.

AGENT NOTES - This property is a traditional stone and brick construction, located in an area with a high flood risk. It has direct connections to mains gas, electricity and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 17 Mbps, Superfast at 80 Mbps, and Ultrafast at 900 Mbps. Mobile service coverage is good. Currently, there are no planning permissions in place for this property or any nearby properties. The property does not involve any shared access or rights of way. The property has an EPC rating of D and Council Tax Band C.