Bond Oxborough Phillips

Changing Lifestyles

90 Slade Road
Ilfracombe
Devon
EX34 8LT

Offers Over: £200,000 Freehold

Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

90 Slade Road, Ilfracombe, Devon, EX34 8LT

A charming cottage with views...

- Elevated Position
- Torrs Views
- Two Bedrooms
- End Terrace
- Spacious Living
- Conservatory
- Loft/ Occasional Room
- Versatile Layout
- Characterful cottage
- EPC: D

Occupying an elevated position on the outskirts of Ilfracombe, this spacious two bedroom end terrace home enjoys pleasant views towards the Torrs and offers versatile accommodation arranged over several levels.

The property features a generous living room, a well fitted kitchen and a conservatory which provides additional reception space. The accommodation is well proportioned throughout and offers plenty of flexibility for modern living.

To the first floor are two bedrooms and a bathroom, whilst a staircase leads to a useful loft room which could be utilised for a variety of purposes, subject to a purchaser's requirements.

Positioned in a sought after residential location on the edge of the town, the property combines a peaceful setting with convenient access to Ilfracombe's amenities, coastline and surrounding countryside. Offering spacious accommodation, appealing views and adaptable living space, this is a fantastic opportunity for first time buyers, those looking to downsize or anyone seeking a home close to the North Devon coast.

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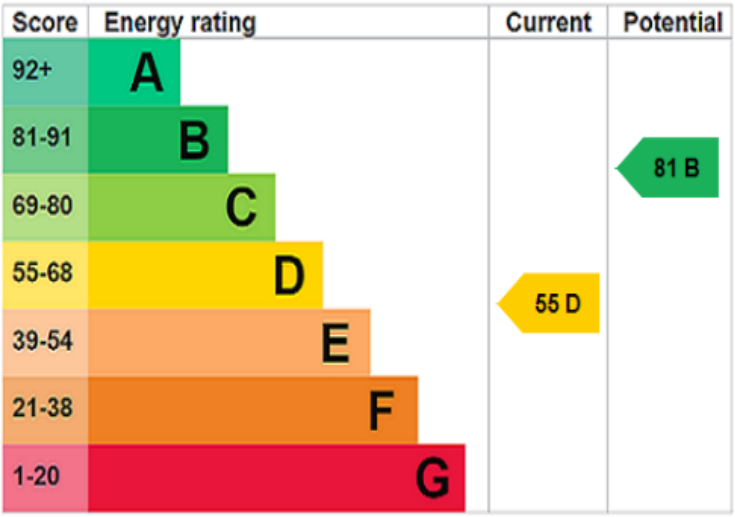
Ilfracombe is a popular Victorian seaside town on the beautiful North Devon coast, offering a wide range of everyday amenities including shops, supermarkets, schools, healthcare facilities, cafés, restaurants and a cinema. The town is renowned for its picturesque harbour, home to Damien Hirst's iconic Verity statue, alongside the Landmark Theatre and the award winning Tunnels Beaches. A variety of events and festivals take place throughout the year, many centred around the harbour and seafront. The surrounding coastline provides stunning scenery, coastal walks and access to some of North Devon's most popular beaches, including Woolacombe, Croyde and Putsborough. Barnstaple is approximately 20 minutes away by car.



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 the 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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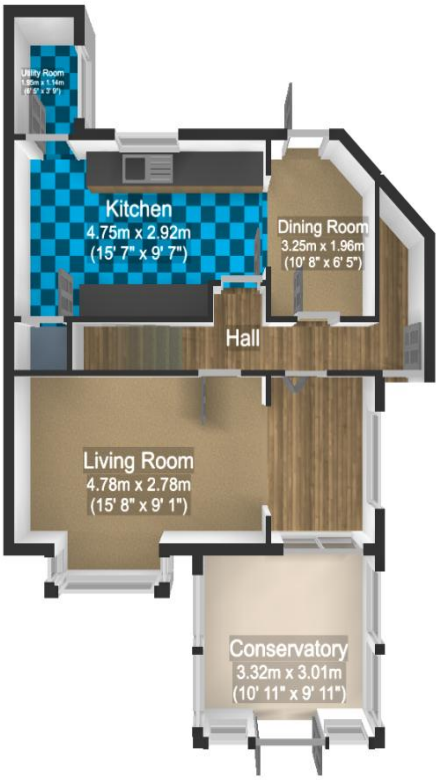
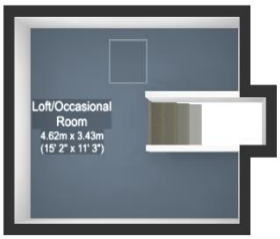


Ground Floor

First Floor



Second Floor

Total floor area: 109.5 sq.m. (1,178 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Directions

From our Ilfracombe office with the shop premises on your left hand side proceed along Ilfracombe High Street passing through the traffic lights at Church Street. At the mini roundabout take the left hand exit and then bear off immediately right into Station Road. Continue up the hill and around the sharp right hand bend and at the T junction turn left into Slade Road. Continue to follow this road for approximately 1 mile where the property will be found on your left hand side with a number plaque clearly displayed.

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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