



Bond
Oxborough
Phillips

Changing Lifestyles

105 Fern Way
Ilfracombe
Devon
EX34 8JS

Asking Price: £310,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

105 Fern Way, Ilfracombe, Devon, EX34 8JS

5-bedroom semi-detached house with off-road parking and lovely sea views...



- Stunning sea views
- Off-road parking
 - Tiered garden
- 5 spacious bedrooms
 - Close to schools
- Family bathroom & ensuite shower room
- Council tax band: D
 - EPC: TBC



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We are proud to present this deceptively spacious 5 bedroom semi detached house, ideally located in the charming town of Ilfracombe. Boasting beautiful sea views, this property is the perfect family home or could suit dual occupancy. Its fantastic location offers convenient access to local amenities including primary schools, cafe's, Ilfracombe Tennis Club and stunning Harbour.

The spacious accommodation is spread over two floors and includes five bedrooms, kitchen/breakfast area, utility room, living room, dining room, family bathroom and ensuite shower room off of one of the bedrooms. Externally, there is a private enclosed garden with side access, ideal for outdoor entertaining.

Additional features include UPVC double glazing, gas central heating, and off road parking.

Ilfracombe is an historic Victorian seaside resort and provides shopping facilities as well as other amenities such as Banks, Library, Post Office, Schools and Cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the Harbour, 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 the wide stretches of golden sand with crashing surf. For a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a blue flag and seaside award or Hele Bay, to the east of the town, also award winners, 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 - UPVC double glazed window to front elevation, partly glazed door and window leading to;

Entrance Hall - 5'9" x 7'5" (1.75m x 2.26m)

Stairs to upper and lower levels, door leading to;

Lower Level - Door leading to;

Understairs Storage

Dining Room - 7'10" x 12'10" (2.4m x 3.9m)

Stairs to lounge area, door leading to;

Bedroom Four - 9'4" x 12'11" (2.84m x 3.94m)

UPVC double glazed window to side elevation, downlighters, radiator.

Bedroom Three - 8'2" x 14'7" (2.5m x 4.45m)

UPVC double glazed window to front elevation, electric panel heater, door leading to;

Ensuite Bathroom - 5'9" x 5'5" (1.75m x 1.65m)

Low level push button W.C, integrated vanity wash hand basin unit, shower cubicle with wall mounted shower over, partly tiled splash backing, extractor fan, downlighters, tiled flooring, electric heated towel rail.

Kitchen/Breakfast Bar - 11' x 12'2" (3.35m x 3.7m)

UPVC double glazed window to front elevation, wood effect countertops, stainless steel sink and a half plus drainer inset into countertops, space for fridge/freezer, stainless steel gas and electric hob, stainless steel oven, stainless steel extractor fan and hood above, partly tiled splash backing, tiled flooring, radiators.

Lounge - 13'8" x 10'10" (4.17m x 3.3m)

UPVC double glazed windows to rear elevation enjoying sea views over the rooftops, UPVC double glazed door to rear elevation providing access to garden, radiator.

Stairs To Upper Floor

First Floor

Half Landing - Door leading to;

Bedroom One - 11'1" x 12'4" (3.38m x 3.76m)

UPVC double glazed window to rear elevation providing sea views, downlighters, radiator.

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Bedroom Two - 10'5" x 13' (3.18m x 3.96m)

UPVC double glazed window to front elevation, downlighters, radiator.

Bedroom Five - 6'9" x 9'10" (2.06m x 3m)

UPVC double glazed window to rear elevation with sea views, radiator.

Landing - Door leading to;

Storage Cupboard - Location of gas combi boiler.

Bathroom - 2'9" x 6'4" (0.84m x 1.93m)

UPVC double glazed window to front elevation, tiled from floor to ceiling, low level push button W.C, pedestal wash hand basin, panel bath with shower above, extractor fan, electric heated towel rail, tiled flooring.

Utility Room - 5'6" x 7'4" (1.68m x 2.24m)

UPVC double glazed window and door to rear elevation providing access to the garden, space for appliances, tiled flooring, radiator.

Agent's Notes - This property is a traditional stone and brick construction with a clay tiled roof as well as a fibreglass flat roof, located in an area with very low flood risk. It has direct connections to mains electricity, gas, drainage and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 15 Mbps, Superfast at 44 Mbps. Mobile service coverage is very good. Currently, there are no planning permissions in place for this property or any nearby properties other than the new development on 'Seascape' on The Shields. The property does not involve a shared access or no rights of way access.

All material information provided is intended for guidance only. While we strive to ensure accuracy, we cannot guarantee the completeness or reliability of the information. Prospective buyers and tenants are advised to conduct their own investigations and seek professional advice before making any decisions. We accept no liability for any inaccuracies or omissions in the information provided.

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Directions

From our Ilfracombe office with the premises on your left hand side, proceed along Ilfracombe High Street taking the first left hand turn onto Marlborough Road. Continue up Marlborough Road towards the Cemetery for approximately 0.5 miles and take the second right hand turn onto The Shields. Follow the road for approximately 50 yards and bare right continue along this road and the property can be found on your right hand side just past the cul de sac with a 'For Sale' board clearly displayed.

Have a property to sell or let?

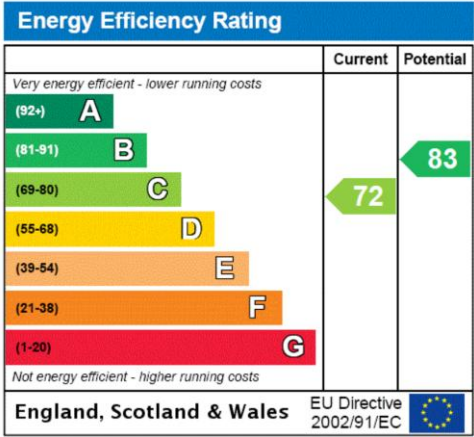
If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Outside To the front of the property is off road parking for 1-2 cars with additional unrestricted on road parking. There is also a gentle sloping lawn to the front perfect for potted plants.

To the rear aspect can be found an enclosed tiered garden with a lawn to the bottom tier and a patio to the second convenient for a BBQ area. There is also side gated access from the front and a nice decked area to enjoy a cup of coffee and admire views.



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