



Bond
Oxborough
Phillips

Changing Lifestyles

6 Horne Road
Ilfracombe
Devon
EX34 8HD

Informal Tender
Guide Price: £130,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

6 Horne Road, Ilfracombe, Devon, EX34 8HD

Characterful home with generous garden and double garage, offering superb renovation potential...



- Excellent renovation opportunity with strong potential
- Character features and generous proportions throughout
 - Sunny, two-tiered rear garden
 - Council Tax Band: B
 - EPC: D



Situated on Horne Road, this three-bedroom terraced home presents an excellent opportunity for investors, developers or experienced renovators seeking a refurbishment project in a convenient Ilfracombe location. Full of character and potential, the property offers generous accommodation ready to be modernised and enhanced.

Please note this property is being offered for sale by Informal Tender, with all offers to be submitted by 12:00 noon on Tuesday 25th August. Due to the property's condition and construction, it is available to cash buyers only. Buyers should also be aware that the rear extension is of single-skin construction, and we recommend that all interested parties satisfy themselves as to its condition before submitting an offer.

The ground floor provides a versatile layout with three reception rooms, two of which benefit from large windows allowing an abundance of natural light. To the rear, one reception room overlooks the garden, creating an ideal space for dining or family living. The kitchen is also located on this level.

Upstairs, there are two well-proportioned double bedrooms, a further single bedroom offering flexibility for a nursery, home office or guest room, and a family bathroom fitted with a panel bath and rain shower.

Externally, the property benefits from a generously sized, two-tiered rear garden accessed via steps, making the most of its sunny aspect and offering excellent scope for landscaping or outdoor entertaining.

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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.

Agent's Notes – This property is registered under Land Registry Title Number TBC with UPRN 100040265486 and held on a Freehold tenure. The plot measures approximately TBC. It falls under Devon Council, with a flood risk recorded as High and is not located within a Conservation Area. Services include gas central heating and mains water and drainage. Parking is on-street, with the added benefit of a separate garage providing additional parking. Outside space comprises a courtyard and a two-tiered garden. The property is in Council Tax Band B with an annual cost of about £1,956. The EPC rating is D. There are no known building safety issues and there are no known current planning applications for the property or neighbouring properties. Connectivity is good, with broadband speeds up to 80 Mbps (superfast), mobile coverage is good across EE, Vodafone, Three and O2, and TV/satellite services are available via BT, Sky and Virgin Media.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Directions

With our office on your left-hand side, proceed down the high street onto Church Road. At the second set of traffic lights, turn left onto Horne Road. The property can be found a short way along this road on the left-hand side.

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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