



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 8  
Bicclescombe Court  
Park Court  
Ilfracombe  
Devon  
EX34 8QB

**Asking Price: £89,950 Leasehold**



Changing Lifestyles

01271 866 699  
[ilfracombe@bopproperty.com](mailto:ilfracombe@bopproperty.com)

Flat 8, Bicclescombe Court, Park Court, Ilfracombe, Devon, EX34 8QB

Well-Presented Ground Floor Apartment in a Popular Bicclescombe Location...



- Well-presented one-bedroom ground floor apartment
- Spacious open-plan living and dining room
  - Ground floor position with easy access
    - Close to Bicclescombe Park and local amenities
  - Generous double bedroom
    - EPC: C
    - Council Tax Band: A



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## Well-Presented Ground Floor Apartment in a Popular Bicclescombe Location...

**Situated within the popular Bicclescombe area of Ilfracombe, this well-presented one-bedroom ground floor apartment offers comfortable, low-maintenance living, making it an excellent choice for first-time buyers, those looking to downsize or investors.**

**The accommodation comprises a well-appointed kitchen, a bright and spacious open-plan living and dining room, a generous double bedroom and a modern bathroom. Arranged entirely on the ground floor, the apartment provides practical, easy-to-maintain living.**

**The property benefits from an EPC rating of C and falls within Council Tax Band A, helping to keep ongoing running costs affordable.**

**Ideally located, the apartment is within easy reach of Ilfracombe's town centre, picturesque harbour, seafront and the stunning North Devon coastline. Bicclescombe Park is also nearby, offering attractive gardens, ponds, tennis courts and open green spaces, perfect for leisure and recreation.**

**Regular bus services provide convenient links to Barnstaple, Braunton and the surrounding villages, while Barnstaple railway station offers onward connections to Exeter and the wider national rail network.**

**Combining a convenient location with well-proportioned accommodation, this apartment presents an excellent opportunity to enjoy coastal living in one of North Devon's most popular seaside towns.**

**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.**

## Changing Lifestyles

**Outside: A communal car park providing off road parking and well-kept communal gardens for all residents to enjoy.**

**Agent notes** - This property is of traditional brick and mortar construction and is registered under Land Registry Title Number DN578608 with UPRN 10012102088. It is held on a leasehold tenure with a lease commencing on 10 July 2008 for 125 years from 1 January 2005, expiring on 1 January 2130, with approximately 104 years remaining. The apartment extends to approximately 409 sq. ft. (38 sq. m.) and occupies a plot of around 0.05 acres. It falls within the jurisdiction of North Devon Council, is in Council Tax Band A, has an EPC rating of C, is not located within a Conservation Area, and is recorded as having a high flood risk. Services include mains gas central heating, mains electricity, mains water and mains drainage. Residents benefit from access to a communal car park (spaces are not allocated) and a communal garden. There are no known building safety issues, and there are no current planning applications affecting the property or neighbouring properties. The property is managed by Sumner & Sons Limited, with a current service charge of approximately £1,500 per annum (£125 per calendar month), which includes buildings insurance. Any rights, covenants or restrictions will be confirmed by the seller's solicitor during the conveyancing process. Broadband speeds of up to 80 Mbps (Superfast) are available, mobile coverage is provided by EE, Vodafone, Three and O2, and television services are available via BT, Sky and Virgin Media (subject to availability).

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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.



Floor Plan

Total floor area: 39.4 sq.m. (424 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](http://www.Propertybox.io)



## Directions

With our office premises on your left hand side, continue along the High Street through two sets of traffic lights onto Church Street, then onto St Brannocks Road. Proceed along this road, heading towards Bicclescombe Park. Take the left onto Bicclescombe Park Road and then immediately turn left on to Park Court. Bicclescombe Court is located on your right hand side with a 'For Sale' board clearly visible on the lamppost outside the front.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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