Bond Oxborough Phillips

Changing Lifestyles

3 Brookfield Place
Ilfracombe
Devon
EX34 8BX

Asking Price: £225,000 Freehold







01271 866 699
ilfracombe@boppproperty.com

3 Brookfield Place, Ilfracombe, Devon, EX34 8BX

Characterful 3 bedroom home offering a great opportunity for first time buyers or investors

- Spacious and bright accommodation
- Low maintenance front and rear gardens
- Convenient location close to the harbour and shops
- Characterful features
- Opportunity to put your own stamp on the property
- Early viewing advised
- EPC: D
- Council Tax Band: B











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Situated in the convenient residential area of Brookfield Place, Ilfracombe, this well-proportioned three-bedroom terraced home offers generous living accommodation, front and rear gardens, and excellent potential for families or first-time buyers alike.

Upon entering the property, you are welcomed into a spacious entrance hall which leads to the principal reception rooms. To the front of the property is a bright and airy living room, featuring a large bay window that allows an abundance of natural light to flood the space. To the rear is a second reception room, offering a versatile area that could be used as a dining room, family room or home office, with views over the rear garden.

The accommodation continues into a generously sized galley-style kitchen, providing ample worktop and storage space, with a door leading directly onto the rear patio—ideal for outdoor dining or entertaining.

The first floor comprises three well-proportioned bedrooms, together with a family bathroom and the added convenience of a separate WC.

Externally, the property enjoys a delightful lawned front garden, creating an attractive approach to the home, while to the rear is an enclosed patio area offering a low-maintenance outdoor space to relax and unwind.

Offering spacious accommodation throughout and situated within easy reach of Ilfracombe's amenities, schools and transport links, this property presents a fantastic opportunity for buyers seeking a comfortable family home in a convenient location.

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 Hirsts 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 Devons regional centre of Barnstaple is approximately 20 minutes driving time.

Outside The property benefits from attractive gardens to both the front and rear. The front garden is predominantly laid to lawn, creating an inviting approach while offering a pleasant outlook from the living room's bay window. To the rear, a private enclosed patio provides the perfect low-maintenance space for outdoor dining, entertaining guests or simply relaxing during the warmer months, with direct access from the kitchen for added convenience.

Agents Notes: This property is registered under Land Registry Title Number DN615054 with UPRN 100040263599 and held on a Freehold tenure. The plot measures approximately 0.03 acres. It falls under Devon Local Authority, with a flood risk recorded as Very Low and is within the Ilfracombe Conservation Area. Services include gas central heating and mains water and drainage. Parking is None and outside space is front and rear gardens. The property is in Council Tax Band B with an annual cost of about £2,055. The EPC rating is D. There are No known building safety issues and planning history shows an application recorded on 05/08/2019 (details available on the Local Authority planning portal). Connectivity is good, with broadband speeds up to 80 Mbps, mobile coverage Good, and TV/satellite services via BT and Sky, with Virgin not available.

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Approximate total area(1)

931 ft²

86.4 m²

Reduced headroom

5 ft²

0.4 m²

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

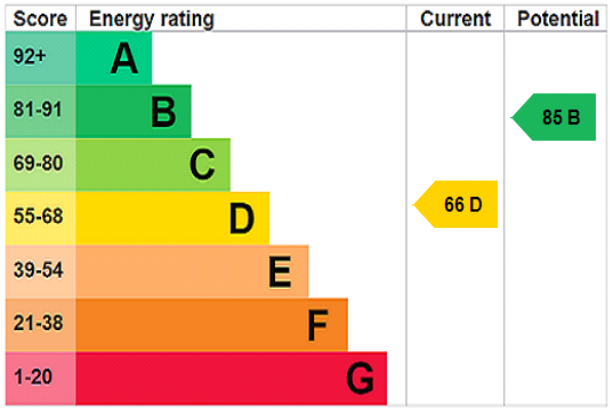
GIRAFFE360

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 offices on Ilfracombe high street, head west along the high street. Take a right hand turn onto Wilder Road, then another right hand turn onto Brookfield Place where the property can be found on your right after approximately 150m.