



Bond
Oxborough
Phillips

Changing Lifestyles

16 Bicclescombe
Park Road
Ilfracombe
Devon
EX34 8EU

Asking Price: £350,000 Freehold



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01271 866 699
ilfracombe@bopproperty.com

16 Bicclescombe Park Road, Ilfracombe, Devon, EX34 8EU

Spacious four-bedroom bungalow with a beautiful tiered garden...



- Deceptively spacious four-bedroom bungalow
- Character-filled home with original features
 - Two bathrooms for added convenience
 - Garage with power and excellent storage
- Close to schools, the town centre & coastline
- A fantastic family home with versatile living space
 - EPC: C
 - Council Tax Band: D



Situated on the ever-popular Bicclescombe Park Road in Ilfracombe, this charming four-bedroom semi-detached bungalow offers deceptively spacious and versatile accommodation, beautifully combining character features with practical family living.

Entering through the front porch, you are welcomed into a spacious entrance hallway where attractive exposed wooden floorboards immediately showcase the property's character and charm.

The heart of the home is the impressive open-plan lounge and kitchen, creating a wonderful space for both everyday living and entertaining. The lounge enjoys a beautiful box bay window to the front elevation, flooding the room with natural light, whilst exposed wooden floorboards and a feature fireplace provide a warm and inviting atmosphere. Flowing seamlessly into the kitchen, you'll find freestanding units complemented by solid wooden worktops, a traditional Belfast sink, gas hob with extractor hood, stone tiled flooring and a door providing direct access to the rear garden.

A separate reception room, currently utilised as a dining room, offers further flexibility and leads into a delightful sunroom. Filled with natural light from a skylight, sliding patio doors and surrounding glazing, this peaceful space provides the perfect spot to relax whilst enjoying views over the garden.

The bungalow offers four well-proportioned bedrooms, including a generous principal bedroom positioned at the front of the property with an attractive box bay window and exposed wooden flooring. The remaining bedrooms are all well-sized, offering flexible accommodation for growing families, guests or those looking to create a home office.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower attachment over, pedestal wash hand basin and low-level WC. Attractive floor-to-mid-height tiling, tiled flooring and a heated towel rail complete the room. In addition, a separate shower room provides further convenience, featuring a shower cubicle, pedestal wash hand basin and low-level WC, making it ideal for busy households.

Externally, the rear garden has been thoughtfully arranged over two levels. The lower tier features a generous patio and gravel seating area, creating an excellent space for outdoor dining and entertaining. Steps rise to the upper tier, which has been established as a charming wild meadow-style garden with raised planting beds and a useful storage shed, offering a peaceful retreat and plenty of potential for keen gardeners.

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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.

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Outside

To the front, steps lead through an attractive garden with mature shrubs to the entrance, while a single garage with power provides secure parking, storage or workshop potential.

The enclosed rear garden is arranged over two tiers, with a generous patio and gravelled seating area ideal for outdoor entertaining. Steps lead to an upper wild meadow-style garden with raised planting beds and a useful storage shed, creating a peaceful and private outdoor retreat.

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This property is registered under Land Registry Title Number DN377183 with UPRN 100040263416 and is held on a Freehold tenure. Constructed using traditional brick elevations beneath a slate roof, the property occupies a plot of approximately 0.11 acres. It falls under North Devon Council, with a very low flood risk and is not located within a Conservation Area. Services include mains electricity, mains water, mains drainage, mains gas and gas central heating, with the added benefit of a wood burner. Parking is on street, and the property enjoys private front and rear gardens. The property is in Council Tax Band D, currently charged at approximately £2,642 per annum, and has an EPC rating of C. There are no known building safety issues, and there are no current planning applications affecting the property or neighbouring properties. Connectivity is excellent, with broadband speeds of up to 1,800 Mbps (Ultrafast), good mobile coverage across the major networks, and TV services are available via BT, Sky and Virgin Media. The current owners have installed a wood burner and replacement windows, both of which benefit from the relevant certification.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From the High Street with the offices on the left-hand side, carry on down the High Street. At the traffic lights, go straight ahead, turning left onto St Brannocks Road at the mini roundabout. Continue along this road for a short distance, and take the second left-hand turning into Bicclescombe Park Road.

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We are here to help you find
and buy your new home...

119 High Street

Ilfracombe

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Email: ilfracombe@bopproperty.com

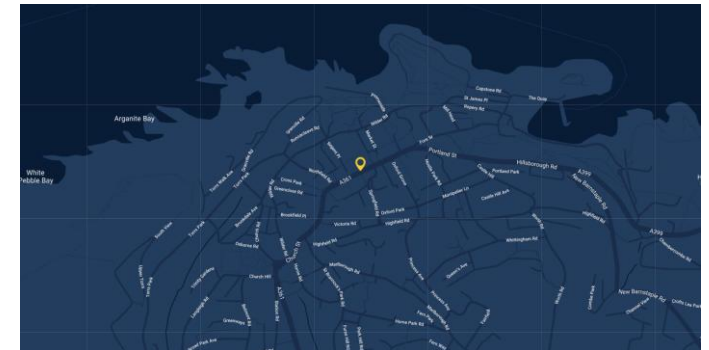
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