Bond Oxborough Phillips

Changing Lifestyles

13 Springfield Road
Ilfracombe
Devon
EX34 9JW



Asking Price: £225,000 Freehold







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13 Springfield Road, Ilfracombe, Devon, EX34 9JW

Spacious five-bedroom family home with garage...

- Substantial Five-Bedroom Family Home
- Accommodation Arranged Over Three Floors
- Integral Garage
- Superb Far-Reaching Views
- Front Lawned Garden with Established Shrubs
- Requires general updating
- EPC: D

Council Tax Band: C







Overview:

Requiring general updating, this substantial five-bedroom home offers an excellent opportunity to create a superb family home, with versatile accommodation arranged across three floors, a rear garden and integral garage.

An entrance porch opens into a welcoming living room with a bay window and fireplace. The central hallway provides useful understairs storage.

A generous ground-floor bedroom with a walk-in wardrobe offers flexibility for guests, multi-generational living or use as a home office. The fitted kitchen has direct access to the garden and leads to a utility room, downstairs WC and garage.

On the first floor, the impressive principal bedroom features a bay window with window seat, built-in wardrobes and an additional rear-facing window. A further bedroom and spacious family bathroom, with both a bath and separate shower, complete this level.

The second floor provides two additional bedrooms, including a generous room with built-in wardrobes, alongside a separate WC.

Ilfracombe is a characterful Victorian seaside town with independent shops, schools, a cinema and an excellent choice of cafés, bars and restaurants. Its picturesque harbour, home to the iconic Verity statue, is complemented by galleries, an aquarium, watersports facilities and the Landmark Theatre.

The beautiful North Devon coastline is within easy reach, including Hele Bay and the award-winning beaches of Woolacombe, Croyde and Putsborough. Barnstaple is approximately 20 minutes away.

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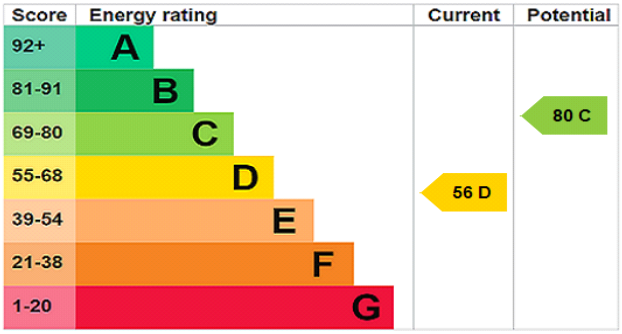






AGENTS NOTES:

This property is registered under Land Registry Title Number DN299422 with UPRN 100040267035 and is held on a Freehold tenure. The plot measures approximately 0.04 acres, with a floor area of around 1,485 sq ft (138 sq m). It falls under Devon local authority, has a very low flood risk and is situated within the Ilfracombe Conservation Area. The property benefits from all mains services, including gas, electricity, water and drainage. Parking is provided via a garage, while outside space comprises a rear patio garden. The property is in Council Tax Band C, with an annual cost of approximately £2,349. The EPC rating is D, with building safety issues and planning history also TBC. Connectivity includes broadband speeds of up to 80 Mbps, mobile coverage via EE, Vodafone, Three and O2, and TV/broadband services through BT, Sky and Virgin.



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 the Bond Oxborough Phillips Sales & Lettings on

01271 866 699

For more information or to arrange an accompanied viewing on this property.

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Directions

From our Ilfracombe office with the shop premises on your right hand side continue along Ilfracombe High Street and take the first right turn onto Springfield Road. Follow this road as it bears left where the property will eventually appear on your right hand side with a 'For Sale' board clearly displayed.

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.