



Bond
Oxborough
Phillips

Changing Lifestyles

Fishermans Cottage
Avenue Road
Ilfracombe
Devon
EX34 9AT

Asking Price: £220,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Fishermans Cottage, Avenue Road, Ilfracombe, Devon, EX34 9AT

Unique and spacious 3 bedroom property offering a great low maintenance bolt hole...



- Unique Three-Bedroom Character Home
- Distinctive Accommodation Arranged Over Four Floors
 - Peaceful Tucked-Away Position
- Excellent Second Home or Holiday Let Potential
 - Within Easy Reach of Ilfracombe's Coast & Amenities
- Low-Maintenance Property with Plenty of Character
 - EPC: E
 - Council Tax Band: B



Tucked away in a peaceful position on Avenue Road in Ilfracombe, this unique three-bedroom house is full of character and charm, arranged over an impressive four floors. Offering a layout that is both interesting and versatile, the property has a distinctive feel that is sure to appeal to those looking for something a little different.

The accommodation provides three bedrooms alongside a selection of inviting living spaces, with the property's four-storey arrangement creating plenty of separation between the rooms. Full of character throughout, this is a home that offers individuality and plenty of potential.

The property is particularly well suited to those looking for a low-maintenance second home or holiday investment, with its tucked-away position providing a peaceful base whilst still being within easy reach of Ilfracombe's amenities, coastline and attractions.

A truly unique property that would make an excellent holiday retreat, second home or investment opportunity, and one that is sure to appeal to buyers seeking a home with character and a difference.

Outside the property benefits from a small, low-maintenance area to the front, providing a practical outdoor space that is easy to care for and maintain.



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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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Agents Notes - This property is registered under Land Registry Title Number DN229042 with UPRN 10094239559 and held on a Freehold tenure. The property is of traditional construction. 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 electric, water, gas and sewerage. Parking is on street and outside space is None. The property is in Council Tax Band B with an annual cost of about £2,083.12. The EPC rating is E. There are No known building safety issues and planning history No known planning. Connectivity is good, with broadband speeds up to 80 Mbps, mobile coverage Average, and TV/satellite services via BT and Sky, with Virgin unavailable.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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 Ilfracombe office, proceed left down the high street towards the traffic lights. Take a right hand turn onto Northfield Road. Take the next right hand turn onto Wilder Road. Continue along this road to then take a right hand turn onto Avenue Road where the property can be found on your right hand side towards the middle of the road once you turn down Fishermans Hideaway alleyway.

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

119 High Street

Ilfracombe

Devon

EX34 9EY

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Email: ilfracombe@bopproperty.com

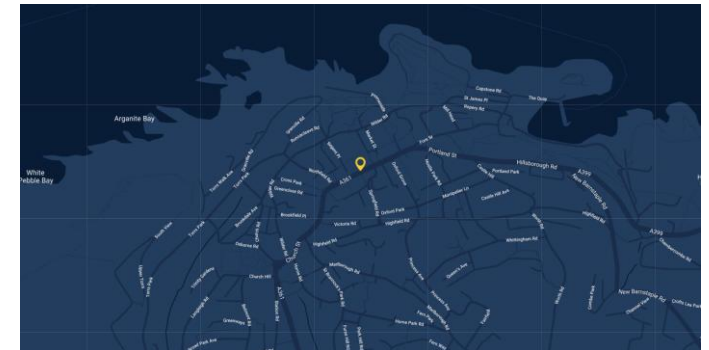
Have a property to sell or let?

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
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