



Bond
Oxborough
Phillips

Changing Lifestyles

2 Northfield Terrace
Ilfracombe
Devon
EX34 8AP

Asking Price: £130,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

2 Northfield Terrace, Ilfracombe, Devon, EX34 8AP

Spacious 3 bedroom house offering a great refurbishment opportunity...



- Great refurbishment project
 - Character features
 - Convenient location
- 3 Spacious bedrooms
 - 2 bathrooms
 - EPC: TBC
- Council Tax Band: B



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This spacious and characterful three-bedroom terraced house offers an exciting opportunity for buyers looking for a property with great potential. Although the property is in need of refurbishment, it provides a fantastic opportunity to create a wonderful home tailored to individual tastes and requirements.

Arranged over multiple floors, the property offers generous and versatile accommodation, including three bedrooms and two bathrooms, with plenty of scope to modernise and improve while retaining its existing character and charm. The spacious layout provides a great foundation for creating a comfortable family home, second home or holiday retreat.

Located in Ilfracombe, the property is ideally suited to those looking for a project, with the potential to add value through refurbishment and updating. With its characterful features, spacious accommodation and excellent potential, this is a property that should not be overlooked.

Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as a building society, library, post office, schools, cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the harbour, the new watersports centre, 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 wide stretches of golden sand with crashing surf. For beaches, visit Hele Bay to the east of the town for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes' driving time.

Outside A low maintenance courtyard garden offering a private area to relax in.

Agents Notes - This property is registered under a Freehold tenure. 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 gas, electric, water and sewerage. Parking is None and outside space is a small courtyard garden. The property is in Council Tax Band B with an annual cost of about £2,055. The EPC rating is TBC. There are No known building safety issues and planning history No planning. 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 at the property.



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Directions

With office on your left-hand side, proceed until the first set of traffic lights. At the lights take a right-hand turn into Northfield Road. Continue along this road for a short distance and opposite Armada Close you will see a sign on the right stating Northfield Terrace. Follow this pathway down and you will find the property found on your left-hand side clearly stated number 2. For those that are driving, the nearest available parking is in the high street.

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