Bond Oxborough Phillips

Changing Lifestyles

45 Portland Street
Ilfracombe
Devon
EX34 9NL

Asking Price: £190,000 Freehold







Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

45 Portland Street, Ilfracombe, Devon, EX34 9NL

Spacious four-bedroom coastal home with impressive sea views, close to Ilfracombe Harbour.

•Spacious Four-Bedroom Semi-Detached Home
• Impressive Sea Views
• Accommodation Arranged Over Three Floors
• Charming Front Courtyard
• Close to Ilfracombe Harbour & Town Centre
• EPC: E
• Council Tax Band: A











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An impressive four-bedroom semi-detached home, arranged over three spacious floors and enjoying an attractive position close to the heart of Ilfracombe. Offering generous and versatile accommodation, outdoor space and a wonderful sea view from the front, the property presents an excellent opportunity for families, those relocating to the coast or buyers seeking a well-proportioned home within easy reach of the town and harbour.

The ground floor provides a welcoming reception room which leads through to a dedicated dining area and fitted kitchen, creating a practical and sociable layout for both everyday living and entertaining.

Rising to the first floor are two generously proportioned double bedrooms, together with a well-appointed family bathroom. The second floor provides a further two double bedrooms, offering excellent flexibility for family living, guest accommodation or working from home, with one of the bedrooms also benefiting from its own WC.

Externally, the property enjoys a charming courtyard area to the front, providing useful outside space. A particular highlight is the impressive sea view enjoyed from the front of the property, providing an attractive coastal backdrop and reinforcing the home's position within this popular seaside town.

Conveniently situated close to Ilfracombe's town centre and picturesque harbour, the property is well placed for a wide variety of independent shops, cafés, restaurants and everyday amenities, while the spectacular North Devon coastline is also within easy reach.

With four double bedrooms, flexible accommodation and an appealing coastal setting, this is a superb opportunity to acquire a substantial home in a convenient Ilfracombe location.

Outside To the front of the property is an attractive enclosed courtyard, providing a pleasant area for outdoor seating and relaxation. The elevated position allows for impressive sea views from the front, creating a wonderful coastal backdrop and adding to the property's overall appeal.

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.

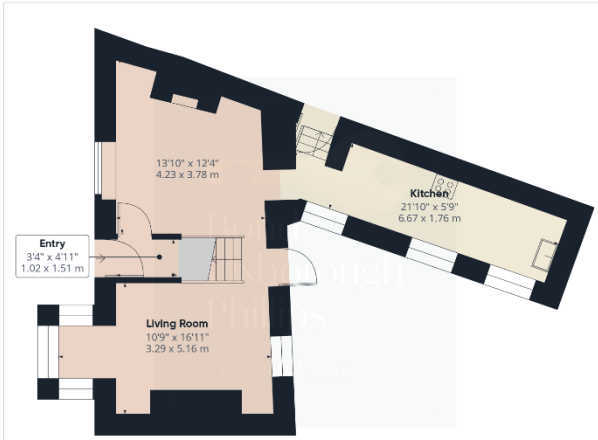
The regional centre of Barnstaple is approximately 20 minutes away, providing a wider selection of national retailers, leisure facilities and transport connections, including rail links to Exeter and beyond.

AGENT NOTES - This four-bedroom terraced property is registered under Land Registry Title Number DN429652, with UPRN 100040266459, and is held on a Freehold tenure. The plot measures approximately 0.02 acres, with an internal floor area of approximately 1,184 sq ft (110 sq m). The property is situated within the Ilfracombe Conservation Area and has a recorded Very Low flood risk. Of brick construction, the property benefits from mains gas, electricity, water and drainage, with no allocated off-road parking and a front courtyard. The property is in Council Tax Band A, with an indicated annual charge of approximately £1,761, and has an EPC rating of E. No known building safety issues have been identified, with planning history to be confirmed. Broadband speeds are available up to approximately 80 Mbps, with mobile coverage from EE, Vodafone, Three and O2, and TV/satellite services available through BT, Sky and Virgin.

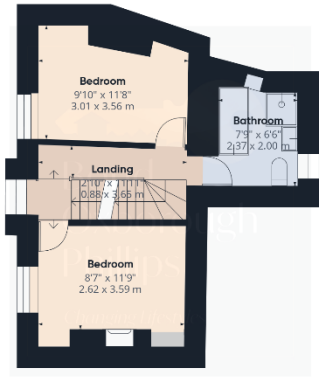


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Floor 0



Floor 1



Floor 2

Approximate total area(1)

1118 ft²

103.9 m²

(1) Excluding balconies and terraces

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

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Directions

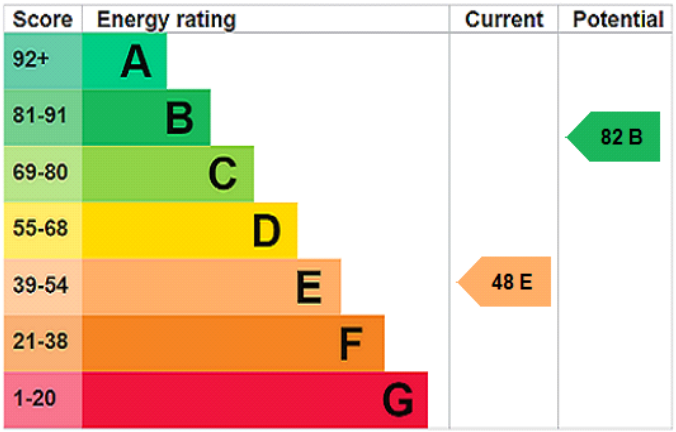
Proceed along the High Street with our office on your right hand side, head towards Portland Street. Follow the fork to the right and the property will be approximately 350 yards on your left hand side.

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.



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