Bond Oxborough Phillips

Changing Lifestyles

10A
Princess Avenue
Ilfracombe
Devon
EX34 9LW

Asking Price: £273,000 Freehold







01271 866 699
ilfracombe@boppproperty.com

10A, Princess Avenue, Ilfracombe, Devon, EX34 9LW

Spacious three-bedroom detached home with superb sea views and ample parking...

- Three Generous Bedrooms
- Superb Sea Views Towards the Bristol Channel
- Bright & Spacious Living Accommodation
- Driveway Parking for Three Vehicles
- Attractive Private Garden
- EPC: C
- Council Tax Band: C











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A modern and deceptively spacious three-bedroom detached family home, enjoying superb far-reaching sea views across the rooftops towards the Torrs and Bristol Channel. Conveniently positioned close to local schools, amenities and the town centre, the property offers generous accommodation, excellent outside space and ample off-road parking.

The ground floor features a bright entrance hall, contemporary fitted kitchen with integrated appliances and an impressive lounge/diner enjoying fantastic sea views. Sliding doors open into a spacious conservatory, creating a light and inviting living space from which to appreciate the coastal outlook. A cloakroom/WC completes this level.

Upstairs are three well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from built-in wardrobes, an en-suite shower room and superb sea views, while bedroom two also enjoys an attractive coastal outlook. A boarded loft provides useful additional storage.

Outside, there is off-road parking for multiple vehicles and an enclosed, mainly level rear garden, ideal for families, entertaining and relaxing. A timber summer house and useful under-house storage provide further practical benefits.

With impressive sea views, generous accommodation and a highly convenient location, this is a superb family home that warrants an internal viewing.

Outside The property benefits from off-road parking for up to three vehicles. To the rear is a generous, mainly level and enclosed garden, ideal for families, outdoor dining and entertaining. A timber summer house offers versatile additional space, while useful under-house storage provides further practicality.

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.

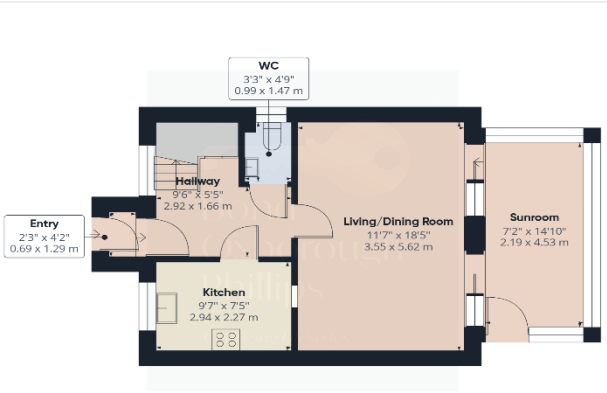
AGENT NOTES - property and the EPC rating is C. Mobile coverage is available from This three-bedroom property is registered under Land Registry Title Number DN202330, with UPRN 10012102420, and is held on a Freehold tenure. The plot measures approximately 0.07 acres and falls under Devon local authority. The property is not situated within a conservation area and has a very low flood risk. All mains services are connected. The property is within Council Tax Band C, with an annual charge of approximately £2,349. There are no current planning applications recorded for the EE, Vodafone, Three and O2, with broadband speeds of approximately 17 Mbps basic, 62 Mbps superfast and up to 900 Mbps ultrafast. TV and satellite services are available through BT, Sky and Virgin. Parking is available for three vehicles, with the property also benefiting from outside garden space.



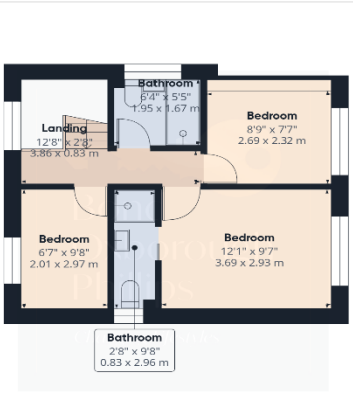


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

964 ft²

89.6 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

From Ilfracombe High Street proceed in a westerly direction, pass through the traffic lights and shortly take the first left hand turn into Marlborough Road. Then turn immediately left into Highfield Road. Follow the road up approximately 200 yards and take the first right hand turn on to Princess Avenue. Proceed pass the police station which will be on your right hand side, and continue a short distance up the road for approximately 50 yards and turn left. Continue along the road for approximately another 50 yards and the property will be 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.

