



Bond
Oxborough
Phillips

Changing Lifestyles

53 Slade Road
Ilfracombe
Devon
EX34 8LQ

Asking Price: £215,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

53 Slade Road, Ilfracombe, Devon, EX34 8LQ

Deceptively Spacious Living with Character, Charm & a Generous Garden...



- Spacious Two-Bedroom Character Home
- Impressive Open-Plan Living & Dining Space
- Versatile Loft Room with Countryside Views
 - Generous Enclosed Rear Garden
 - Decked Area Ideal for Outdoor Entertaining
- EPC: C
- Council Tax Band: B



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A charming and deceptively spacious two-bedroom home, offering characterful accommodation arranged over three floors, complemented by a generous rear garden, versatile loft room and attractive countryside outlook.

The property is entered via an entrance porch which opens into an impressive open-plan living space. A bay window allows plenty of natural light to flow through the room, while exposed brickwork, a feature fireplace and wooden flooring add warmth and character. The generous proportions provide ample space for both comfortable seating and a dining area, creating a sociable and versatile heart to the home.

To the rear is a particularly spacious kitchen/diner, fitted with a range of wall and base units with tiled splashbacks and plenty of room for a large range-style cooker. The kitchen provides excellent space for dining and entertaining, while a glazed rear extension creates a natural transition out towards the garden.

The first floor offers two well-proportioned bedrooms. The principal bedroom is particularly spacious with two double-glazed windows overlooking the rear, while the second bedroom is also a generous size and benefits from useful storage. Beneath the stairs is a cosy additional area which lends itself perfectly to a small home office or reading space.

The family bathroom is attractively presented with a panelled bath and shower over, extensive tiling, wash hand basin with fitted storage, low-level WC and heated towel rail.

Stairs rise to the second floor where there is a generous and highly versatile loft room. A Velux window enjoys a delightful outlook across the surrounding green fields, creating a bright and peaceful space which could suit a variety of uses.

Outside, the property enjoys a long rear garden providing plenty of space to relax and entertain. A decked seating area and useful garden shed sit towards the far end, while a stream runs beyond the garden, with the gentle sound of running water adding to the peaceful setting.

Combining generous living accommodation, character features, a versatile loft room and an unexpectedly tranquil outlook, this is a delightful home offering far more space than first impressions might suggest.

Agents Notes: This property is registered under Land Registry Title Number DN263120 with UPRN 100040266881 and is held on a Freehold tenure. The plot measures approximately 0.04 acres and falls under Devon local authority, with a Very Low flood risk and is not situated within a Conservation Area. Services include gas central heating, mains water and mains drainage. Parking is on-street and the property benefits from a rear garden. Council Tax is Band B at approximately £2,055 per annum and the EPC rating is C. There are no known building safety issues and no relevant planning applications recorded for the property or neighbouring properties. The property benefits from a loft room; Building Regulations approval for its use as a bedroom has not been confirmed and the property is therefore marketed as a two-bedroom home. Broadband speeds are available up to approximately 1,800 Mbps, with mobile coverage from EE, Vodafone, Three and O2 and TV/satellite services available via BT, Sky and Virgin.

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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.



Directions

Applicants are advised to proceed from our offices in an easterly direction along the High Street. Pass through the traffic lights at Church Street and at the mini roundabout take the left hand exit. Bear off immediately right into Station Road sign posted Lee Bay. Continue up Station Road and proceed around the sharp right hand bend and at the T Junction turn left onto Slade Road. Continue along Slade Road and No 53 will be on your left hand side. The property will be located on your right hand side clearly displaying a for sale sign.

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

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