Bond Oxborough Phillips

Changing Lifestyles

77 Channel View
Ilfracombe
Devon
EX34 9PU

Asking Price: £340,000 Freehold







Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

77 Channel View, Ilfracombe, Devon, EX34 9PU

A Beautifully Positioned Coastal Home Combining Generous Living, Private Gardens & Captivating Sea Views...

- Attractive Three-Bedroom Detached Coastal Home
- Spacious Open-Plan Living & Dining Room
- Enjoying Impressive Sea Views
- Composite Decking, Patio & Level Lawn
- Charming Covered Garden Gazebo
- Garage & Off-Road Parking for One Vehicle
- EPC: C
- Council Tax Band: C







Offering spacious and beautifully flowing accommodation, this attractive coastal home combines generous living areas with three double bedrooms, a wonderfully private rear garden, garage and off-road parking.

At the heart of the property is an impressive open-plan living and dining room, creating a bright and sociable space ideal for both everyday living and entertaining. UPVC double glazed windows to the front and side allow plenty of natural light to flow in, while wood-effect flooring, a feature fireplace and gas central heating add warmth and character. The dining area continues the sense of space, with ample room for a generous dining table.

Leading through is the well-appointed kitchen, fitted with a comprehensive range of wall and base units, wood-effect work surfaces and tiled splashbacks, together with space for a full complement of appliances. Beyond, a delightful sunroom enjoys windows on three sides and provides a peaceful spot to sit and unwind, with direct access into the garden.

All three bedrooms are generous doubles. The principal bedroom is particularly appealing, with sliding doors opening directly onto the composite decking and the added benefit of a stylish en-suite shower room. The remaining bedrooms offer excellent proportions, complemented by useful storage and a contemporary main shower room.

Outside, the garden is a real highlight, with composite decking and a paved patio providing excellent spaces for alfresco dining. These lead onto a level lawn framed by mature planting, creating an excellent degree of privacy. Handmade stone steps rise to a charming covered gazebo and further garden area, providing a peaceful retreat.

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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 DN18026 with UPRN 100040264053 and is held on a Freehold tenure. The plot measures approximately 0.10 acres. It falls under Devon local authority, with a flood risk recorded as Very Low and is not situated within a Conservation Area. Services include mains gas, electricity, water and drainage, with gas central heating. Parking comprises off-road parking for one vehicle together with a garage, and outside space includes a private garden. The property is in Council Tax Band C, with an annual cost of approximately £2,349. The EPC rating is C. There are no known building safety issues and no current planning applications recorded for the property or neighbouring properties. Connectivity includes broadband speeds of up to approximately 55 Mbps, with mobile coverage available from EE, Vodafone, Three and O2. TV/satellite services are available via BT, Sky and Virgin.







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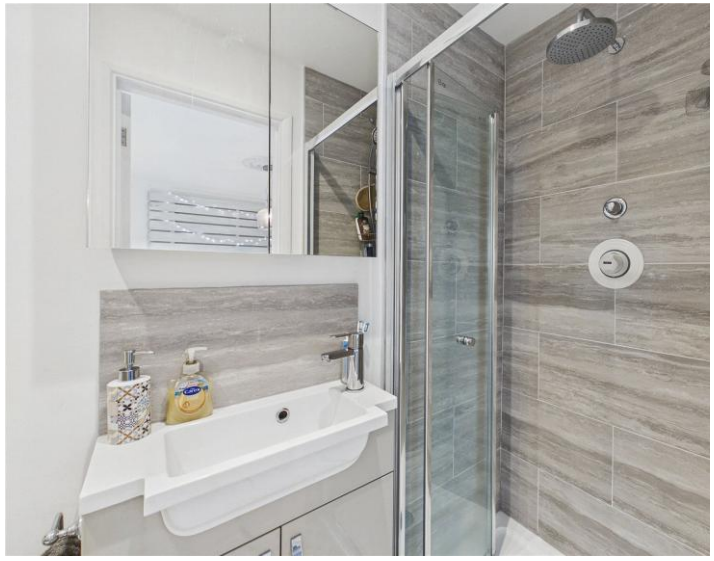
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Approximate total area(1)

1079 ft²

100.3 m²

Balconies and terraces

185 ft²

17.2 m²

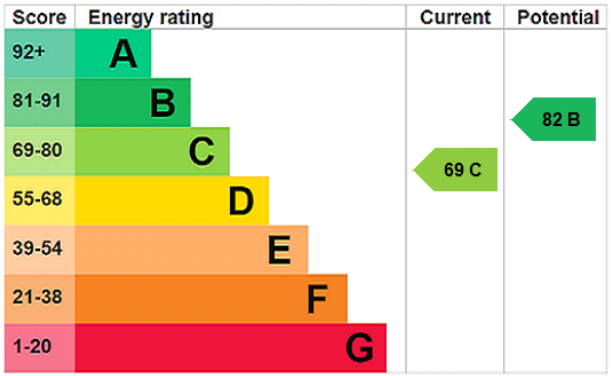
(1) Excluding balconies and terraces

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 an easterly direction which becomes Portland Street. At the first set of traffic lights turn right into New Barnstaple Road. Follow the road along and Channel View can be found on the right hand side after the sharp left hand turn. Follow the road up and the property will be situated on the left hand side.



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

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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.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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for a free conveyancing quote and mortgage advice.

