Bond Oxborough Phillips

Changing Lifestyles

19 Beach Road
Ilfracombe
Devon
EX34 9QZ

Offers in excess of: £300,000 Freehold







01271 866 699
ilfracombe@boppproperty.com

19 Beach Road, Ilfracombe, Devon, EX34 9QZ

Coastal living just moments from Hele Bay Beach, with stylish accommodation, a tiered garden and versatile garden office.

- Three-bedroom coastal home
- Spacious open-plan kitchen/dining room
- Tiered rear garden with sea views
- Detached garden office/studio
- EV charging point
- Just a short walk from Hele Bay Beach
- EPC: D
- Council Tax Band: B











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A beautifully presented and deceptively spacious three-bedroom terraced home, ideally positioned just a short distance from the beach in the highly desirable coastal village of Hele Bay.

Set close to the stunning coastline and the surrounding Hillsborough Nature Reserve, the property offers an excellent opportunity for those looking for a permanent family home, coastal retreat or holiday investment in one of North Devon's most attractive seaside locations.

The accommodation is well arranged throughout and combines character features with stylish modern improvements. To the front of the property is a bright and welcoming bay-fronted lounge, providing a comfortable and spacious reception room.

To the rear, the impressive open-plan kitchen and dining area forms the heart of the home. The kitchen has been finished in a contemporary style with an extensive range of fitted units, generous worktop space, integrated appliances and a central island with breakfast-bar seating. There is also ample space for a family dining table, creating a practical and sociable space for everyday living and entertaining.

On the first floor are three bedrooms, including an attractive principal bedroom with a bay window and period-style fireplace. The remaining bedrooms offer excellent flexibility for children, guests or home working, while the family bathroom is finished in a stylish contemporary design.

Outside, the property benefits from a tiered rear garden with areas for seating and outdoor entertaining. A particularly appealing feature is the detached garden outbuilding, which would make an excellent home office, studio or hobby room and enjoys a superb outlook towards the Bristol Channel.

Further benefits include gas central heating and UPVC double glazing, with Hele Bay Beach and beautiful coastal walks all within easy reach.

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.

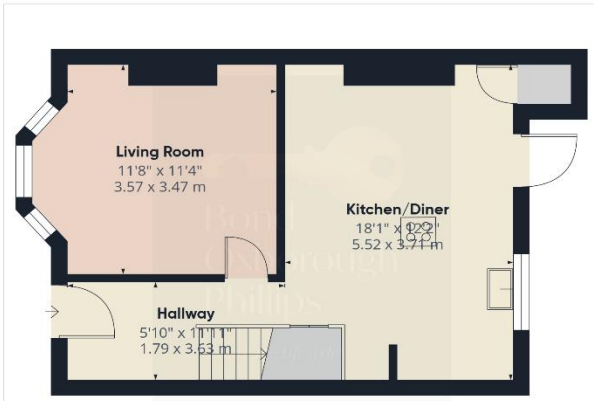
Agent Notes - This property is registered under Land Registry Title Number DN240803, with UPRN 100040263271, and is held on a Freehold tenure. The plot measures approximately 0.09 acres, with an internal floor area of approximately 893 sq ft / 83 sq m. The property falls under North Devon Council, has a Very Low recorded flood risk and is not situated within a Conservation Area. The property is connected to mains gas, electricity, water and drainage, with on-street parking and the added benefit of an EV charging point. Outside, there is a tiered rear garden and detached garden outbuilding/home office. The property is in Council Tax Band B, with an annual charge of approximately £2,055, and has an EPC rating of D. There are no known building safety issues, while planning history should be confirmed through the relevant Local Authority records. Connectivity includes broadband speeds of approximately 9 Mbps basic and up to 80 Mbps superfast, with mobile coverage from EE, Vodafone, Three and O2, and TV/satellite services available through BT, Sky and Virgin. The Land Registry title also records historic rights of way and drainage rights, with purchasers advised to refer to Title DN240803 and their legal adviser for full details.

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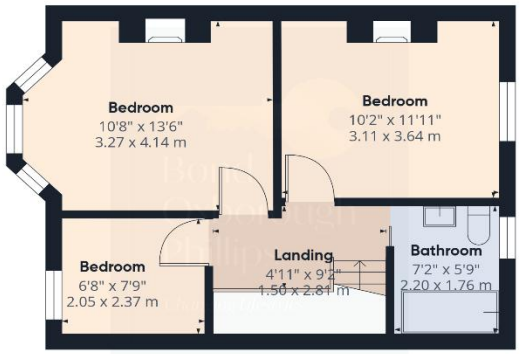
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)
971 ft²
90.3 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

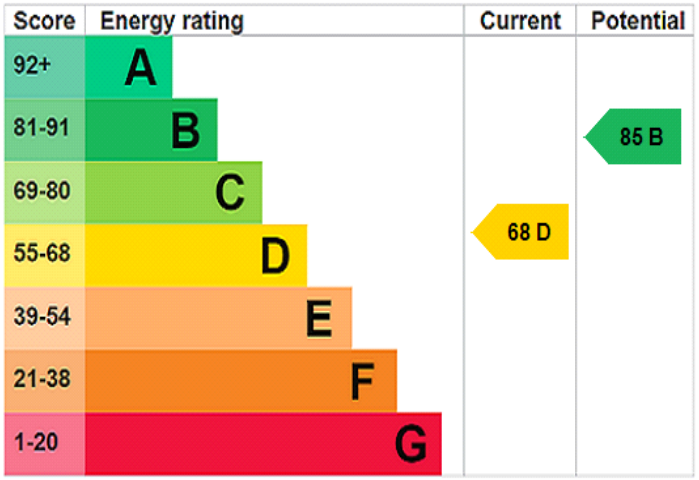
With the Bond Oxborough Phillips office on your right hand side, proceed down the High Street and follow the road around to the right and proceed along Portland Street. Go straight on at the traffic lights and carry on along that road until you get to Hele. Take the left turn at the bottom of the hill opposite the petrol station. The property is located on the left hand side, clearly visible with a For Sale board.

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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