Bond Oxborough Phillips

Changing Lifestyles

80 Chambercombe Road
Ilfracombe
Devon
EX34 9PQ

Asking Price: £265,000 Freehold







01271 866 699
ilfracombe@boppproperty.com

80 Chambercombe Road, Ilfracombe, Devon, EX34 9PQ

Victorian home arranged over 3 floors with sea views

- Spacious terraced home
- Arranged over 3 floors
- Victorian period property
- Sea views
- Positioned in a popular location
- Five bedrooms
- EPC: D
- Council Tax Band: C







This impressive five-bedroom Victorian period property is arranged over three floors, offering spacious and versatile living accommodation ideal for a growing family. Boasting UPVC double glazing and gas central heating throughout, the home combines traditional charm with modern comfort.

The interior features generously sized rooms, including a comfortable living room, a kitchen and a dining area perfect for family meals. From the upper floors, enjoy delightful sea views that enhance the property's appeal.

Outside the lawn is to the front, and an enclosed patio area to the rear.

Situated in a popular residential area close to local amenities, schools, and transport links, this property presents a fantastic opportunity to acquire a spacious family home in a sought-after location. Early viewing is highly recommended to fully appreciate the potential and character on offer.

Agents Notes: The property is freehold and is understood to be of stone construction beneath a slate roof, with uPVC double glazing and gas central heating. Council Tax Band C, payable to North Devon Council, and EPC rating D. The report identifies mains gas and water supplied by South West Water. Superfast broadband speeds of up to approximately 47 Mbps are indicated, with mobile coverage from EE, O2, Three and Vodafone, subject to availability. Flood risk from rivers, sea and surface water is reported as very low. The property lies within a radon probability area of 5–10%, which does not confirm radon levels within the property. The report identifies no restrictive covenants or recorded public rights of way across the plot and places the property outside a conservation area, national park and green belt. Electricity and drainage arrangements, parking provision and any private rights of way, easements or other title restrictions require confirmation.

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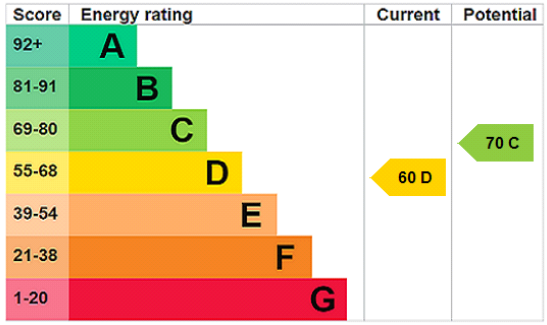
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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.

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

01271 866 699

For more information or to arrange an accompanied viewing on this property.

Directions

From Ilfracombe High Street, with our office on your right hand side, proceed out of the town towards Combe Martin. Pass through the first set of traffic lights and continue down the road, taking the first right into Chambercombe Road. procced along this road & number 80 will be found a short distance along on the left hand side, with the number plate and a for sale board clearly displayed.