Bond Oxborough Phillips

Changing Lifestyles

13 Fern Way
Ilfracombe
Devon
EX34 8JS

Asking Price: £275,000 Freehold







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01271 866 699
ilfracombe@boppproperty.com

13 Fern Way, Ilfracombe, Devon, EX34 8JS

A detached bungalow with wonderful sea views, attractive gardens, ample parking and a garage...

- Two-bedroom detached bungalow
- Wonderful sea views
- Attractive front and rear gardens with patio
- Off-road parking
- Gas central heating
- EPC: D
- Council Tax Band: C







Enjoying wonderful sea views and attractive gardens, this two-bedroom detached bungalow offers bright, versatile accommodation, with its dual-aspect living room and coastal outlook providing particular highlights.

A level front lawn bordered by shrubs creates a welcoming approach. The enclosed entrance porch leads into a central hallway with wood-effect flooring and useful cupboard storage.

The living room forms the heart of the home, with dual-aspect windows to the front and side drawing in natural light and framing the sea views. Whether enjoying a morning coffee or settling down for the evening, this is an inviting space to relax, with an electric fireplace providing a cosy focal point.

The main bedroom also benefits from sea views and has recently been recarpeted by the vendors. The second bedroom offers flexibility for guests, home working or use as an additional sitting room. Sliding doors connect this room to the rear extension, currently used as a dining room. Accessed through the second bedroom, the extension provides additional living space, with sliding doors opening to the rear and side.

The kitchen features a range of wall and base units, wood-effect worktops and space for appliances. Windows to the side and rear bring in natural light, with a glimpse of the sea, while a rear door provides access outside. A four-piece bathroom with a bath and separate electric shower completes the accommodation.

Outside, the rear garden offers a stone-paved patio for outdoor dining, with steps rising to a lovely level lawn. From here, far-reaching views extend towards Torrs Park and across the Bristol Channel, creating a setting to enjoy the coastal surroundings. Mature shrubs towards the upper end add colour and interest, while a garden shed provides useful storage.

Combining sea views, outdoor space and adaptable accommodation, this bungalow offers an opportunity to create a comfortable coastal home.

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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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AGENT NOTES - This property is registered under Land Registry Title Number DN263708 with UPRN 100040264464 and is held on a Freehold tenure. The plot measures approximately 0.13 acres and falls within North Devon Council. Flood risk is reported as very low, and the property is not within a conservation area. Services include mains water, drainage, electricity and gas, with gas central heating. A hardstanding driveway in front of the garage provides off-road parking for three to four cars, complemented by front and rear gardens. The property is in Council Tax Band C, with a reported annual charge of approximately £2,349, subject to confirmation for the current financial year. The EPC rating is D. Construction details, building safety information, planning history and any title restrictions or ongoing charges are to be confirmed. Broadband speeds are reported up to 16 Mbps for basic services and 76 Mbps for superfast broadband. EE, Vodafone, Three and O2 are listed as mobile providers, with coverage strength to be verified. BT, Sky and Virgin are listed for TV services.



Outside To the front, a level lawn bordered by shrubs creates an attractive approach to the bungalow, alongside off-road parking for multiple vehicles and a garage.

The rear garden features a stone-paved patio, ideal for outdoor dining, with steps leading up to a lovely level lawn enjoying far-reaching views towards Cairnside and across the Bristol Channel. Mature shrubs towards the upper end add colour and interest, while a garden shed provides useful storage.

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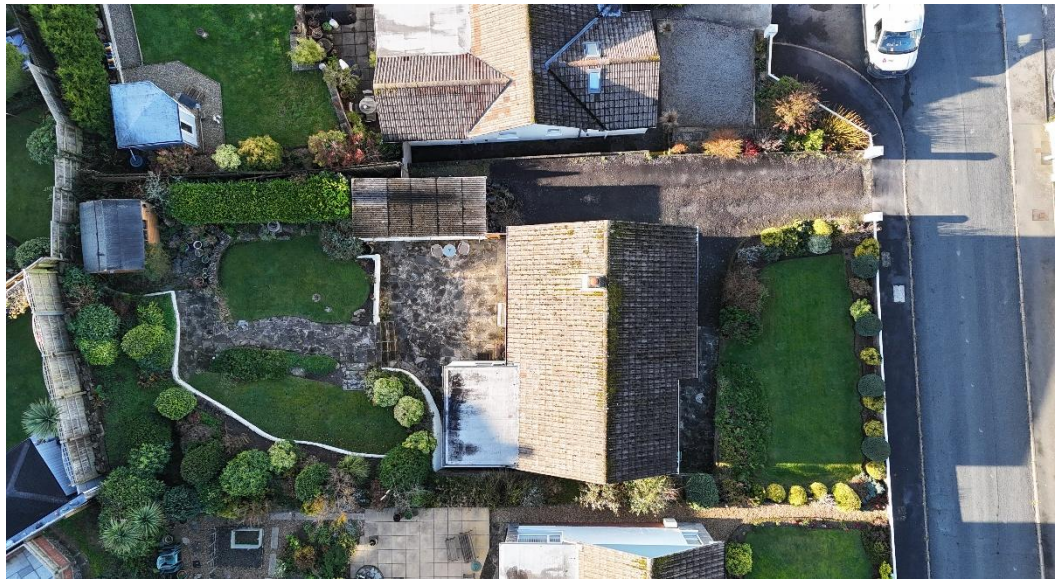







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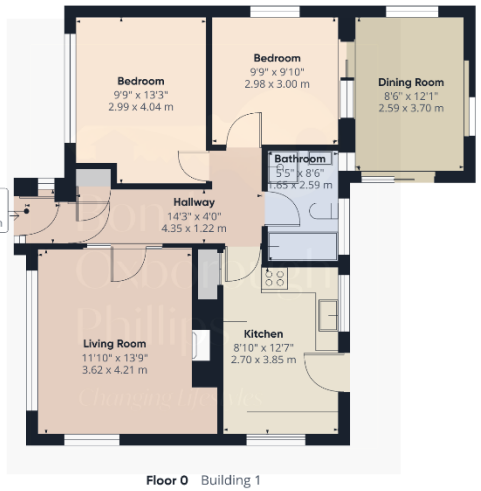

Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

910 ft²

84.5 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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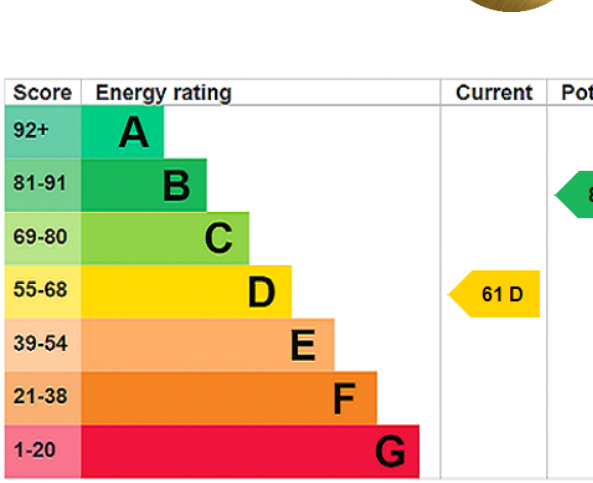

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral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

Proceed along the High Street with our office on your right hand side, upon reaching the zebra crossing, take a left hand turning and on to Marlborough Road, continue along this road for approximately 0.5 miles then take a right hand turning in to Fern Way and the property will be approx 250 yards on your right hand side.

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

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

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