Bond Oxborough Phillips

Changing Lifestyles

26 Fairfield
Ilfracombe
Devon
EX34 9ND

Asking Price: £315,000 Freehold







Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

26 Fairfield, Ilfracombe, Devon, EX34 9ND

Two-bedroom detached bungalow with a sunny terrace and sea views...

- Two-bedroom detached bungalow
- Open-plan living with a log burner
- Enclosed garden with a level lawn
- Detached garage and driveway
- EPC: C
- Council Tax Band: C











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Two-bedroom detached bungalow with a sunny terrace and sea views...

Set in a quiet residential close in Ilfracombe, this detached two-bedroom bungalow has a sunny rear garden and far-reaching views towards the Torrs and the Bristol Channel. Open the wide bi-fold doors and take your morning coffee out onto the terrace, or settle in by the log burner when the evenings turn cooler.

The owners have brought the kitchen, dining room and lounge together into one bright, sociable space. Light comes in from the front and rear, and exposed wooden floorboards give the living and dining areas character. The kitchen has wooden worktops, high-end appliances and a view towards the coast from the sink. You can keep chatting to friends at the table while you cook, with the terrace just a few steps away when lunch moves outdoors.

The terrace stretches across the back of the bungalow, overlooking an enclosed, level lawn edged with established borders. A separate patio offers another spot to sit in the sun, and a brick-built store provides space for garden tools. There's access around both sides of the bungalow.

Both bedrooms are doubles with exposed wooden floorboards and windows on two sides. The main bedroom looks out to the rear and side, while the second is a good size for guests. The family bathroom retains its original white suite, with a panelled bath and handheld shower attachment.

At the front, a lawned garden sits alongside a driveway with off-road parking for one vehicle and a detached single garage with power and lighting. Ilfracombe High Street is around a quarter of a mile away, with local schools within walking distance and Tesco nearby.

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.

Outside: Bi-fold doors open onto a sunny raised terrace with Bristol Channel views. The enclosed rear garden has a level lawn, established borders, a separate patio and a brick-built store.

At the front, a lawned garden sits beside a driveway with parking for one car, an EV charging point and a detached garage with power and lighting. Paths on both sides lead to the rear garden.

AGENT NOTES - The property is freehold and registered under Land Registry title number DN613781, with UPRN 100040264430. The plot measures approximately 0.11 acres and the internal floor area is approximately 678 sq ft (63 sq m). The property falls within North Devon Council's area, is outside a conservation area and has a recorded flood risk of very low. It is in Council Tax Band C, with an annual charge of approximately £2,349, and has an EPC rating of C. The bungalow has gas central heating and is connected to mains gas, electricity, water and drainage. There is off-road driveway parking for one car, an EV charging point, a detached single garage and front and rear gardens. There are no recorded planning applications for the property, and building safety information is to be confirmed. Broadband speeds are listed at up to 66 Mbps, and mobile coverage is listed for EE, Vodafone, Three and O2, with signal strength to be confirmed. BT, Sky and Virgin Media are listed as available for TV services.



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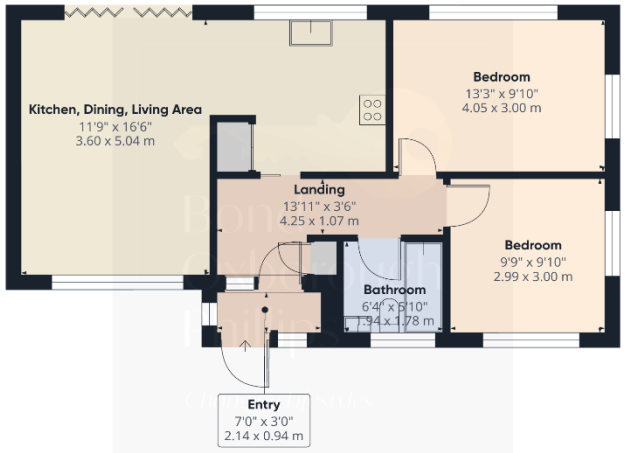
Two-bedroom detached bungalow with a sunny terrace and sea views...



Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

800 ft²

74.3 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

From our Ilfracombe office with the premises on your left hand side proceed along Ilfracombe High Street taking the first left hand turn onto Marlborough Road. Continue up Marlborough Road towards the Cemetery, take the second left hand turn onto Fairfield. Where you will find the property on your left hand side clearly displayed 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.

