



Bond
Oxborough
Phillips

Changing Lifestyles

4 Greenclose Road
Ilfracombe
Devon
EX34 8BT

Guide Price: £259,500 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

4 Greenclose Road, Ilfracombe, Devon, EX34 8BT

Deceptively spacious 4-bedroom terraced house with immaculate presentation...



- 4-bedroom terraced house
 - 2 bathrooms
- Close to town and beaches
 - On-street parking
- Spacious Victorian house
 - Period features
- Open plan lounge/diner
 - No onward chain
 - EPC: D
- Council Tax Band: C



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This immaculate terraced property is now available for sale in a central location, offering easy access to local amenities and walking routes, and is conveniently situated close to the seafront. This Victorian house spans three floors and has been utilized as a successful holiday let, making it an attractive investment opportunity as well as a family home.

The property boasts two reception rooms, each with unique features such as a fireplace, open-plan layout, perfect for entertaining guests or relaxing with family. The kitchen includes wall & base units and a door leading out to a courtyard, providing a lovely space for outdoor dining.

With four double bedrooms, one of which benefits from an ensuite shower room, and a well-appointed bathroom featuring a panel bath, low-level WC, and pedestal wash hand basin, this property is ideal for families, couples, or as a holiday home. The EPC rating is D, and the council tax band is C.

Ilfracombe is an historic Victorian seaside resort and provides shopping facilities as well as other amenities such as Banks, Library, Post Office, Schools and Cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the Harbour, the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award winning beaches close by, from secluded coves to the wide stretches of golden sand with crashing surf. For a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a blue flag and seaside award or Hele Bay, to the east of the town, also award winners, for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes driving time.

Main Entrance - UPVC double glazed door leading to;

Entrance Porch - Period tiled flooring, stain glass door, door leading to;

Entrance Hall - Stairs to first floor, wood effect flooring, under stairs cupboard, radiator, door leading to;

Open plan Lounge/Diner - 28'4" x 11'3" (8.64m x 3.43m)

Lounge - UPVC double glazed bay window to front elevation, double radiator, gas fire with marble hearth and wooden mantle, ceiling corning, picture rail, gas fire with surround, wood effect flooring.

Dining Room - UPVC double glazed window to rear elevation, ceiling coving, picture rail double radiator.

Kitchen - 21'4" x 9'4" (6.5m x 2.84m)

UPVC double glazed windows and door to side elevation, a range of wall and base units with work surface over, gas range cooker with extractor hood, stainless steel one and a half sink and drainer, tiled splash back, space for fridge freezer, space and plumbing for washing machine, tumble dryer, integrated dishwasher, door leading to rear courtyard.

Half Landing

Bathroom - 8'9" x 6'1" (2.67m x 1.85m)

UPVC double glazed opaque window to side elevation, three piece suite comprising of panel bath with mixer shower, low level WC, pedestal wash hand basin, partly tiled walls double radiator.

First Floor

Bedroom Two - 12'7" x 8'5" (3.84m x 2.57m)

UPVC double glazed window to rear elevation, built-in cupboard housing combi boiler providing domestic hot water and gas central heating, wood effect flooring, radiator.

Bedroom One - 16'1" x 9'4" (4.9m x 2.84m)

UPVC double glazed bay window to front elevation, double radiator, door leading to;

Ensuite Shower Room - UPVC opaque window to front elevation, three piece suite comprising of shower cubicle, low level WC, pedestal wash hand basin, tiled splash back, heated towel rail.

Half Landing - UPVC double glazed opaque tilt and turn window to rear elevation.

Second Floor

Bedroom Three - 10'3" x 8'2" (3.12m x 2.5m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Four - 13'1" x 14'9" (4m x 4.5m)

UPVC double glazed window to front elevation, double radiator.

Outside To the rear of the property is a courtyard style garden with potted plants. To the front is a small paved area for ease of maintenance.

Agents Notes - This property is a traditional stone and brick construction with a slate tiled roof, located in an area with no flood risk. It has direct connections to mains electricity, gas, drainage and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 18 Mbps, Superfast at 80 Mbps. Mobile service coverage is good. Currently, there are no planning permissions in place for this property or any nearby properties. The property does not involve a shared access or no rights of way access involved with the property.

All material information provided is intended for guidance only. While we strive to ensure accuracy, we cannot guarantee the completeness or reliability of the information. Prospective buyers and tenants are advised to conduct their own investigations and seek professional advice before making any decisions. We accept no liability for any inaccuracies or omissions in the information provided.

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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.

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

From Ilfracombe Town Centre with our office on your left hand side proceed along the High Street and upon reaching the first set of traffic lights turn right into Northfield Road. Continue down this road to the bottom and turn left into Wilder Road, continue along this road for a short distance and take the second left hand turning into Greenclose Road and number 4 will be found on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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