



Bond
Oxborough
Phillips

Changing Lifestyles

4 Greenclose Road
Ilfracombe
Devon
EX34 8BT

Guide Price: £250,000 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 utilised 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 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.

Main Entrance - UPVC double-glazed door leading to:

Entrance Porch - Period tiled flooring, stained 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 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 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.

Agent's 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.

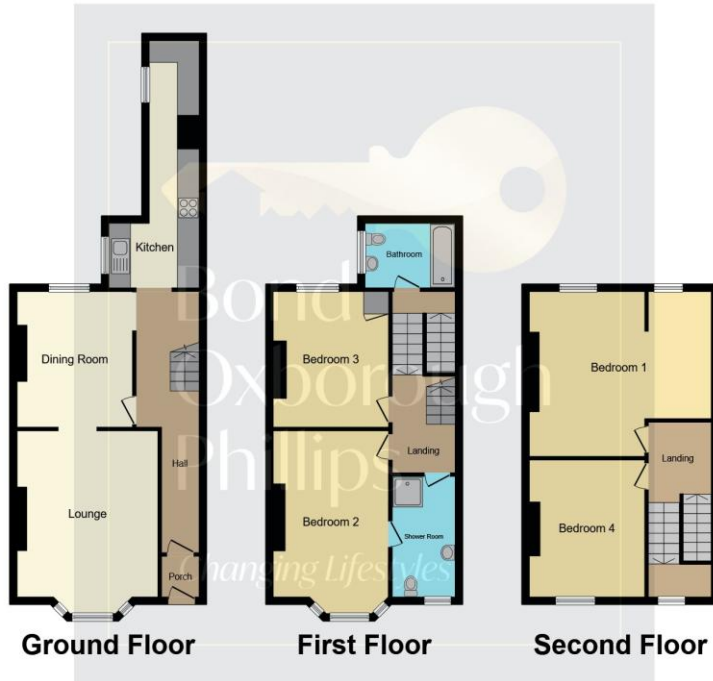
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Have a property to sell or let?

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

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