



Bond
Oxborough
Phillips

Changing Lifestyles

91 Fern Way
Ilfracombe
Devon
EX34 8JS

Guide Price: £270,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

91 Fern Way, Ilfracombe, Devon, EX34 8JS



Charming semi-detached house located in a highly sought-after area, ripe for modernisation and perfect for families.

- Sought-after location
- Generously proportioned rooms
 - Stunning sea views
- Natural light-filled kitchen
 - Idyllic garden space
- Secure single garage
 - EPC: C
- Council Tax Band: C



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Presenting a charming semi-detached house located in a highly sought-after area, ripe for modernisation and perfect for families. This property is ideally positioned with excellent access to public transport links, nearby schools, and idyllic walking routes, offering the perfect balance of convenience and lifestyle.

The house is generously proportioned and features a total of three bedrooms, a bathroom, a kitchen, and a reception room. As you enter, you will be welcomed by the spacious reception room soaked in natural light from the large windows. It offers stunning sea views and a soothing outlook to the garden, making it the perfect space for relaxation and entertaining alike.

The kitchen is also drenched in natural light, offering an inviting space to prepare meals. The property boasts three bedrooms, two of which offer breathtaking sea views. The master bedroom and the second bedroom are double sized, while the third bedroom is a single, each offering a unique charm and potential.

The bathroom is fitted with a luxurious rain shower, promising a relaxing end to each day. Council Tax falls into Band C, making the running costs affordable for a family.

One of the standout features of this property is the garden, a haven for those with green fingers or simply seeking outdoor tranquillity. In addition, there's a single garage providing secure off-street parking or additional storage space.

In summary, this home offers a unique opportunity for those looking to put their stamp on a property in a sought-

after location. With its ample room proportions and fantastic location, this house has the potential to be a wonderful family home.

Ilfracombe is an elegant Victorian seaside destination featuring diverse shopping venues and essential amenities like a library, a post office, schools, and a cinema. Noteworthy nearby attractions include Damien Hirst's famous Verity statue on the harbourfront, the acclaimed Ilfracombe Aquarium, and the extraordinary Tunnels Beaches. The town is alive with events primarily held at the historic harbour's quayside and the iconic Landmark Theatre along the seafront. Numerous exquisite beaches are located nearby—ranging from tranquil coves to extensive sandy stretches ideal for surfing adventures. For a special beach experience, visit 'The Tunnels' in Ilfracombe—a Blue Flag and Seaside Award holder—or head to Hele Bay just east of town for superb swimming conditions and intriguing rock pools. Conveniently located Putsborough, Woolacombe, and Croyde can be reached easily by car, while North Devon's major centre Barnstaple is roughly 20 minutes' drive away.

Main Entrance - UPVC double glazed door leading to;

Entrance Hall - 11'10" x 4'11" (3.6m x 1.5m)

UPVC double glazed window to front elevation, stairs to first floor, stairs leading down to living room, understairs storage, radiator, door leading to;

Kitchen - 12'5" x 11' (3.78m x 3.35m)

UPVC double glazed window to front and side elevation, a range of wall and base units, space for fridge/freezer, granite effect countertops, stainless steel sink and drainer inset into countertops, space for an oven with extractor fan above.

Living Room/Diner - 12'6" x 17'3" (3.8m x 5.26m)

UPVC double glazed sliding door enjoying magnificent sea views, ceiling coving, wooden flooring, radiator, door leading to rear garden.

First Floor

Landing - Storage cupboard, loft access, door leading to;

Bedroom One - 12'4" x 11'10" (3.76m x 3.6m)

UPVC double glazed window to rear elevation with lovely sea views, ceiling coving, radiator.

Bedroom Two - 12'6" x 10'8" (3.8m x 3.25m)

UPVC double glazed window to front elevation, ceiling coving, radiator.

Bedroom Three - 9'4" x 6'1" (2.84m x 1.85m)

UPVC double glazed window to rear views providing sea views, ceiling coving, radiator.

Bathroom - 5'3" x 5'8" (1.6m x 1.73m)

UPVC double glazed frosted window to front elevation, low level push button W.C, single shower cubicle with electric Mira shower over, tiled from wall to ceiling, pedestal wash hand basin, extractor fan.

Garage - 16'10" x 9'4" (5.13m x 2.84m)

Manual up and over door, UPVC double glazed door leading to the garden, UPVC double glazed window to rear elevation, location of combi boiler, fuse board location.

AGENTS NOTES - This property is a traditional stone and brick construction, located in an area with a very low flood risk. It has direct connections to mains gas, electricity and water services, and offers. The property also has access to broadband services with estimated speeds as follows: Standard at 15 Mbps, Superfast at 44 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 any shared access or rights of way.

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Have a property to sell or let?

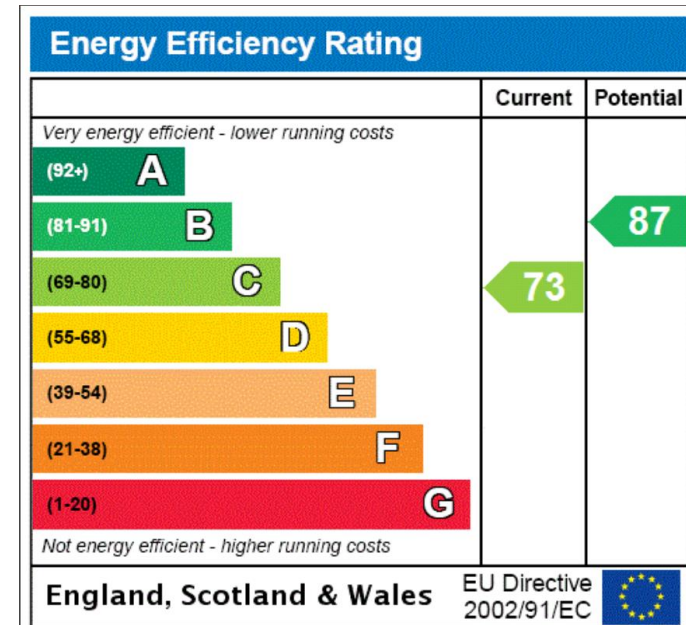
If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 our Ilfracombe office with the shop premises on your left hand side proceed to follow Ilfracombe High Street and take the first available left turn into onto Marlborough Road. Continue up this road for a short distance and take the fourth right hand turn into Fern Way. Follow this road downhill to then take the first left where the property will located on the left hand side with a "For Sale" sign outside the property.



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