



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 2  
4 Oxford Park  
Ilfracombe  
Devon  
EX34 9JS

**Guide Price: £135,000 Leasehold**



Changing Lifestyles

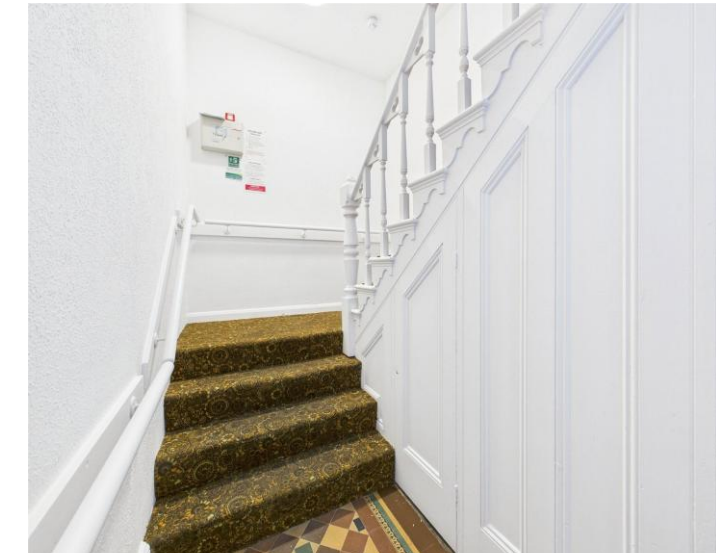
01271 866 699  
ilfracombe@boproperty.com

Flat 2, 4 Oxford Park, Ilfracombe, Devon, EX34 9JS

Charming 2-bedroom flat with spacious bedrooms and fantastic sea views...



- Stunning sea views
- Excellent transport links
- Victorian character features
- Spacious double bedrooms
- Rent potential: £625 pcm
  - Council Tax Band: A
  - EPC: E



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## Changing Lifestyles

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I am delighted to present to the market this end of terrace flat for sale. The property is nestled in a location boasting excellent public transport links, accessible local amenities, highly rated nearby schools, beautiful parks, and scenic walking routes. It offers stunning sea views over the Bristol Channel, adding to its unique charm.

This two-bedroom property is ideal for first-time buyers looking to put their stamp on their new home or investors seeking a project with excellent potential. It requires some modernisation, which is perfect for those who wish to personalise the space to their liking.

The highlight of the property is undoubtedly its open-plan layout and large rooms that are flooded with natural light, thanks to the high ceilings. The master bedroom and second bedroom are both generously sized doubles and benefit from built-in wardrobes, offering ample storage space.

The property's kitchen is a bright and airy space with granite countertops, providing a touch of luxury. The bathroom houses a panel bath, perfect for unwinding after a long day. There is also a separate WC for added convenience.

One reception room is present in the property, providing an additional living space that can be utilised to fit your lifestyle. The Victorian character features throughout the property add to its charm and create a sense of history and warmth.

In summary, this property offers a unique opportunity for buyers to acquire a charming, spacious home with remarkable sea views and plenty of potential.

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** - Wooden door leading to;

**Entrance Hall** - Electric storage heaters, location of fuse board, door leading to;

**Kitchen** - 8'3" x 7'8" (2.51m x 2.34m)

UPVC double glazed windows to side elevation enjoying views over cairns nature reserve, a range of wall and base units, wooden cupboard doors, granite effect countertops, tiled splash backing, stainless steel sink and drainer inset into to countertops, space for fridge/freezer, electric oven and 4 ring hob with extractor fan over, vinyl flooring.

**Living Room/Diner** - 14' x 14'5" (4.27m x 4.4m)

UPVC double glazed windows to front elevation enjoying sea views, original feature fire place, storage heater, picture rails, ceiling coving.

**Bedroom One** - 15'11" x 12'1" (4.85m x 3.68m)

Partly glazed window to rear elevation, storage heater, built in wardrobes.

**Bedroom Two** - 12' x 12' (3.66m x 3.66m)

UPVC double glazed window to rear elevation, storage heater, built in wardrobes, wash hand basin with storage below, built in storage area.

**W.C** - 5' x 3'6" (1.52m x 1.07m)

UPVC double glazed frosted window to side elevation, low level flush W.C, wall mounted wash hand basin.

**Shower Room** - 8'3" x 5'7" (2.51m x 1.7m)

UPVC double glazed frosted window to side elevation, panel bath with electric shower above, mounted wash hand basin with storage below and vanity mirror above, airing cupboard housing water emergent heater.

**AGENTS NOTES** - This property is a traditional stone and brick construction, located in an area with very low flood risk. It has direct connections to mains gas, electricity and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 19 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 has shared access of communal areas and entrance. It is a leasehold property with a new lease term of 966 years. There is not set service or management fees, all expenses are split between other occupiers

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## Have a property to sell or let?

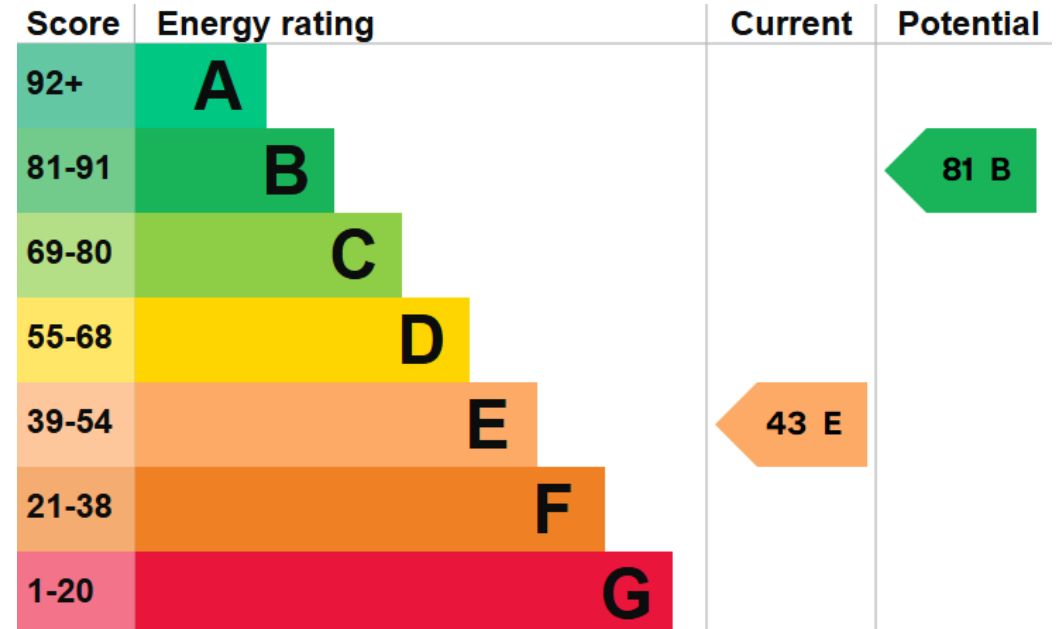
If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 right hand side proceed along the High Street and take the first turning on your right into Springfield Road, continue to the top of the road and at the T-junction turn left into Highfield Road and then immediately left again, directly behind the stone wall, into Oxford Park the property will be found on your right hand side with a number plate clearly displayed.



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