



Bond
Oxborough
Phillips

Changing Lifestyles

73 Langleigh Park
Ilfracombe
Devon
EX34 8RB

Asking Price: £320,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

73 Langleigh Park, Ilfracombe, Devon, EX34 8RB



Elegant Four-Bedroom Semi-Detached Property Offering Space, Style and Sustainable Living...

- Potential rental income of £1200-£1500
 - 4 bedrooms
 - Garage
 - Lovely garden
 - Perfect family home
 - Close to local amenities
- Beautifully presented throughout
 - EPC: C
 - Council Tax Band: C



73 Langleigh Park offers a rare opportunity to acquire an exceptional four-bedroom semi-detached home in one of Ilfracombe's most desirable residential settings. Beautifully presented and thoughtfully enhanced with energy-efficient solar panels, this impressive property combines contemporary elegance with practical modern living, all within easy reach of open green spaces and local amenities.

At the heart of the home lies a striking open-plan living space where the kitchen, dining, and living areas flow effortlessly together. Designed to capture natural light throughout the day, this versatile space provides an inviting setting for family life, relaxed entertaining, and stylish everyday living. A convenient separate W.C. on the ground floor adds further practicality.

The accommodation continues with four well-proportioned bedrooms, including three doubles and a versatile single, ideal for guests, a home office, or a growing family. A sleek, contemporary bathroom with a luxurious rain shower and heated towel rail adds a touch of indulgence to daily routines.

Externally, the property impresses with a private rear garden, perfectly suited for alfresco dining and outdoor relaxation, along with a single garage providing secure parking and valuable storage. An EPC rating of C and Council Tax Band C further enhance its appeal with efficient running costs.

Immaculately maintained and move-in ready, 73 Langleigh Park embodies a perfect balance of style, space, and sustainability, offering an enviable lifestyle in a peaceful yet highly convenient coastal location. Early viewing is strongly recommended to appreciate the quality and refinement of this outstanding family home.



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

73 Langleigh Park, Ilfracombe, Devon, EX34 8RB

Changing Lifestyles

Elegant Four-Bedroom Semi-Detached Property Offering Space, Style and Sustainable Living...



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.



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

73 Langleigh Park, Ilfracombe, Devon, EX34 8RB

Changing Lifestyles

Elegant Four-Bedroom Semi-Detached Property Offering Space, Style and Sustainable Living...

Internal Description

Main Entrance - UPVC double glazed sliding door leading to;

Entrance Porch - Location of meters, partly glazed wooden door leading to;

Entrance Hall - Location of fuse board, stairs to first floor, radiator, door leading to;

Living Room - 13'9" x 13'5" (4.2m x 4.1m)
UPVC double glazed window to front elevation, understairs storage, radiator, archway opening to;

Open Plan Kitchen/Diner - 7'11" x 8'8" (2.41m x 2.64m)
UPVC double glazed window to rear elevation, double glazed wooden Velux windows x2, wooden effect flooring, radiator.

Kitchen - 16'4" x 8'7" (4.98m x 2.62m)
A range of wall and base units, breakfast bar, space and plumbing for dishwasher, wooden effect countertops, stainless steel sink and drainer inset into countertops, tiled splashback, 4 ring gas hob with extractor fan above, integrated oven and grill, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, location of combi boiler, UPVC double glazed door leading to side elevation, door leading to;

W.C - 2'11" x 3'4" (0.9m x 1.02m)
UPVC double glazed obscure window to side elevation, low level flush W.C, wall mounted wash hand basin with tiled splash backing, wooden flooring.

Second Floor

Landing - Door and stairs leading to;

Bedroom One - 16'7" x 11'9" (5.05m x 3.58m)
Dual aspect Velux window to front and rear elevation, x4, eaves storage, radiator.

Bedroom Two - 10'2" x 11' (3.1m x 3.35m)
UPVC double glazed window to front elevation, radiator.

Bedroom Three - 8'9" x 11'2" (2.67m x 3.4m)
UPVC double glazed window to rear elevation, radiator.

Bedroom Four - 7'7" x 6'2" (2.3m x 1.88m)
UPVC double glazed window to rear elevation.

Bathroom - 6'1" x 6'1" (1.85m x 1.85m)
UPVC double glazed obscure window to rear elevation, low level flush W.C, heated towel rail, pedestal wash hand basin, tiled floor, panel jacuzzi bath with shower attachment above, tiled surround.

Outside The property enjoys an attractive frontage with a small level lawn, off-road parking and a single garage. A gated side path provides easy access to the private rear garden, which features a patio for alfresco dining and a low-maintenance lawn ideal for relaxation or play.

AGENT NOTES - This property is registered under Land Registry Title Number DN255891 with UPRN 100040265790 and held on a Freehold tenure. The plot measures approximately 0.05 acres (2 plots) and falls under North Devon Local Authority, with a flood risk recorded as Very Low and no Conservation Area designation. Services include mains gas, electricity, and water. Parking consists of off-road allocated parking, and the property benefits from garden space. The property is in Council Tax Band C with an annual cost of about £2,235, and the EPC rating is C. There are no known building safety issues and no current planning permission in place for the property or neighbouring properties. Connectivity is good, with broadband speeds up to 16 Mbps (Basic) and 57 Mbps (Superfast), mobile coverage from EE, Vodafone, Three, and O2, and TV/satellite services available through BT, Sky, and Virgin. The floor area is approximately 1,097 ft² / 102 m².

Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

73 Langleigh Park, Ilfracombe, Devon, EX34 8RB

Changing Lifestyles

Elegant Four-Bedroom Semi-Detached Property Offering Space, Style and Sustainable Living...



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

73 Langleigh Park, Ilfracombe, Devon, EX34 8RB

Elegant Four-Bedroom Semi-Detached Property Offering Space, Style and Sustainable Living...



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

73 Langleigh Park, Ilfracombe, Devon, EX34 8RB

Elegant Four-Bedroom Semi-Detached Property Offering Space, Style and Sustainable Living...



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 office on Ilfracombe High Street, head left along the high street towards the roundabout where you should take the 1st exit. Directly after exiting from the roundabout, take the first right hand turn onto Church Hill. Follow this road round onto Broad Park Avenue. Take the next left turn onto Langleigh Park where the property can be found on your right hand side after a short drive.

Changing Lifestyles

01271 866 699
 ilfracombe@boproperty.com

73 Langleigh Park, Ilfracombe, Devon, EX34 8RB

Changing Lifestyles

Elegant Four-Bedroom Semi-Detached Property Offering Space, Style and Sustainable Living...

We are here to help you find
and buy your new home...

119 High Street

Ilfracombe

Devon

EX34 9EY

Tel: 01271 866 699

Email: ilfracombe@bopproperty.com

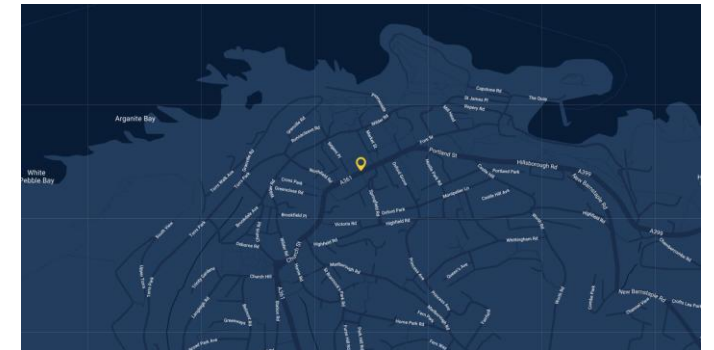
Have a property to sell or let?

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01271 866 699

for a free conveyancing quote and
mortgage advice.



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com