



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

16 Brookdale Avenue  
Ilfracombe  
Devon  
EX34 8DB

**Asking Price: £425,000 Freehold**



Changing Lifestyles

01271 866 699  
ilfracombe@boproperty.com

16 Brookdale Avenue, Ilfracombe, Devon, EX34 8DB

Characterful 5 bedroom property offering spacious living accommodation and a garden...



- Beautifully presented property
  - 5 generous bedrooms
    - Outside bar
    - On street parking
  - Bright and light conservatory
- Modern kitchen with integrated appliances
  - EPC: D
  - Council Tax Band: C



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# Changing Lifestyles

## Characterful 5 bedroom property offering spacious living accommodation and a garden...

**This impressive and spacious period home combines elegant character features with generous accommodation, making it an ideal choice for growing families or those who enjoy entertaining.**

**A welcoming entrance hall sets the tone with a dado rail, radiator and cloakroom comprising a WC and vanity wash hand basin. The front lounge enjoys a large UPVC double glazed bay window, ceiling coving and a double radiator, creating a bright and comfortable living space. To the rear lies a superb open plan kitchen diner, fitted with a comprehensive range of wall and base units, integrated eye-level double ovens, microwave and five-ring gas hob with extractor above. A one and a half bowl sink is inset to the work surface, with space and plumbing provided for a dishwasher, washing machine, wine cooler and fridge freezer. The dining area, currently utilised as a snug, opens into a conservatory with French doors leading out to the attractive courtyard-style garden.**

**On the first floor are three bedrooms, three generous doubles, served by a stylish family bathroom with a four-piece suite, tiled walls and a heated towel rail. A useful storage cupboard is also located on the landing. The second floor provides two further double bedrooms, one with eaves storage, together with an additional cloakroom featuring a WC and vanity unit.**

**Finished with period details including high ceilings, ceiling coving and dado rails, this charming home offers versatile living and must be viewed to be fully appreciated.**

**Main Entrance** - Door leading to;

**Entrance Porch** - Sash window to side elevation, cold water tap, door leading to;

**Entrance Hall** - Dado rail, useful understairs storage, stairs to first floor, radiator, door leading to;

**W.C** - Vanity wash hand basin, low level push button W.C, walls tiled from floor to ceiling, extractor fan, radiator.

**Lounge** - 16'3" x 14'2" (4.95m x 4.32m)  
UPVC double glazed bay window to front elevation, ceiling coving, radiator x2.

**Kitchen/Diner** - 11'10" x 11'2" (3.6m x 3.4m)  
UPVC double glazed windows to rear elevation, a range of wall and base units, 2 integrated ovens and microwave, 5 ring gas hob, built in wine cooler, plumbing and space for dishwasher, 1 and a half bowl sink and drainer with work surface over, downlighters.

**Dining Area** - 11'11" x 10'1" (3.63m x 3.07m)  
UPVC double glaze French doors leading to;

**Conservatory** - UPVC double glazed windows, UPVC double glazed French doors leading to outside.

**Outside Bar** - Power and lighting.

### First Floor

**Landing** - Useful storage cupboard with slatted shelving, stairs to second floor, radiator, door leading to;

**Bedroom One** - 16'3" x 11'2" (4.95m x 3.4m)  
UPVC double glazed bay window to front elevation, ceiling coving, radiator X2.

**Bedroom Two** - 11'10" x 11'2" (3.6m x 3.4m)  
UPVC double glazed window to rear elevation, radiator.

**Bedroom Three** - 10'1" x 8'4" (3.07m x 2.54m)  
UPVC double glazed window to rear elevation, built in display units, radiator.

**Bathroom** - UPVC double glazed window to side elevation, low level push button W.C, panel bath, shower cubicle, pedestal wash hand basin, tiled from floor to ceiling, heated towel rail.

### Second Floor

**Landing** - Door leading to;

**W.C** - Velux window, low level push button W.C, vanity wash hand basin, partly tiled walls.

**Bedroom Four** - 14'1" x 12'2" (4.3m x 3.7m)  
UPVC double glazed window to front elevation, eaves storage, radiator X2.

**Bedroom Five** - 14' x 12'2" (4.27m x 3.7m)  
UPVC double glazed window to rear elevation, radiator X2.

**Outside** - The property enjoys attractive outdoor spaces designed for both ease of use and enjoyment. To the front, a raised paved area is framed by established flower and shrub borders, with steps and a pathway leading to the main entrance. The rear garden is a particularly inviting feature, offering a paved patio that leads up to a decked terrace, an ideal spot for al fresco dining or relaxing with family and friends. A timber outbuilding with power and lighting provides excellent versatility, currently fitted out as a bar but equally suited as a home office or studio for those working remotely. The garden is enclosed by walling for privacy, includes gated access to the front, and creates a practical yet charming outside space.

**Agents Notes** - This property is registered under Land Registry Title Number DN204714 and UPRN 100040263576, and is held on a Freehold tenure. The plot measures approximately 0.05 acres and the property falls within Council Tax Band C with an annual cost of around £2,235. Services include gas, electric, mains water and drainage, with parking available on street and no recorded outside space. The EPC rating is to be confirmed and rights, restrictions or covenants are also to be confirmed. There are no known building safety issues, the flood risk is very low, and the property lies within the Ilfracombe Conservation Area. Planning history shows approval on 20 August 1992 under reference 16034 for an extension. Connectivity is good, with predicted broadband speeds up to 80 Mbps superfast, reliable mobile coverage, and TV or satellite services available via Sky and BT, with Virgin Media availability to be confirmed.

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Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## 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 office in Ilfracombe High Street on your left hand side, continue along the High Street, at the first traffic lights, turn right into Northfield Road. Then at the next traffic lights, at the crossroads, turn left into Wilder Road. Then Brookdale Avenue will be the first turning on your right. Continue along Brookdale Avenue and the property will be found on your left hand side with a 'For Sale' Board clearly displayed.

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