



Bond
Osborough
Phillips

Changing Lifestyles

90 St. Brannoeks Road
Ilfracombe
Devon
EX34 8EG

Asking Price: £300,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

90 St. Brannocks Road, Ilfracombe, Devon, EX34 8EG



90 St Brannocks – Beautiful semi detached property offering 3/4 bedrooms and a charming garden...

- Spacious accommodation
- Stunning character features throughout
 - Luscious garden
 - 3/4 bedrooms
- Great family home
- Off street parking
 - EPC: D
- Council Tax Band: C



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90 St Brannocks – Beautiful semi detached property offering 3/4 bedrooms and a charming garden...

An exciting opportunity to purchase this beautifully presented and deceptively spacious four-bedroom semi-detached Victorian home full of period charm and character, located on the ever-popular St Brannocks Road in Ilfracombe.

Arranged over three floors, the property offers flexible accommodation ideal for families or those seeking space to work from home. Period features, including a feature fireplace, high ceilings, and large sash-style windows, combine effortlessly with modern comforts such as UPVC double glazing and gas central heating supplied by a combination boiler.

The interior comprises a welcoming lounge, a separate dining room, a conservatory, four well-proportioned bedrooms, one of which could be used as a home office, three bathrooms, and an additional WC. Each room offers a sense of warmth and character, creating an inviting and comfortable atmosphere throughout.

Externally, the property benefits from a tiered rear garden with several seating areas that provide a pleasant and private outdoor space, perfect for relaxing or entertaining. From the upper levels of the garden, there are attractive sea views which enhance the overall appeal. To the rear, the property enjoys the rare advantage of two off-road parking spaces, offering both convenience and practicality.

This charming home will suit a wide range of purchasers and represents a wonderful opportunity to acquire a spacious, character-filled property in a desirable residential location. Early internal viewing is highly recommended.

Main Entrance - Door leading to;

Entrance Porch - Wall-mounted electric box, original Victorian mosaic tiled flooring, door leading to;

Lounge - 11'8" x 16'5" (3.56m x 5m)

UPVC double glazed Bay window to front elevation, original Victorian fire place, original ceiling rose, cornicing, radiator x2.

Dining Room - 13'2" x 9'11" (4.01m x 3.02m)

UPVC double glazed window to rear elevation, radiator, cornicing.

Bedroom Four/Office - 13'4" x 12'6" (4.06m x 3.8m)

UPVC double glazed window to side elevation, UPVC door leading to rear, cornicing, radiator x2, under stairs storage.

Bathroom - 5'11" x 5'4" (1.8m x 1.63m)

UPVC double glazed window to side elevation, fitted with wall-mounted sink, panel bath with mixer shower head over, low level W.C, radiator.

Store Room - 6'11" x 7'5" (2.1m x 2.26m)

Partly glazed Sash window to rear elevation, radiator.

First Floor Landing - Leading to;

Kitchen/Diner - 12'6" x 13'11" (3.8m x 4.24m)

UPVC double glazed windows to rear and side elevation, fitted with a range of built in base and wall mounted units, integrated gas hob with extractor hood, integrated electric oven, radiator, integrated fridge freezer, tiled splash backing down lighters, cornicing, French doors leading to;

Conservatory - 9'5" x 9'9" (2.87m x 2.97m)

UPVC double glazed windows surround with UPVC double glazed door to side elevation.

Utility Room/Laundry - 8'11" x 4'10" (2.72m x 1.47m)

UPVC double glazed to front elevation, combination boiler supplying gas central heating and domestic hot water, radiator, space for washing machine/tumble dryer.

WC - 3'8" x 4'6" (1.12m x 1.37m)

UPVC double glazed window to side elevation, pedestal wash hand basin, low level WC, radiator, tiled walls cornicing.

Bedroom One - 12' x 16'2" (3.66m x 4.93m)

UPVC double glazed window to front elevation, radiator, cornicing, original Victorian fire place, ceiling rose.

Bathroom - 8'5" x 8'11" (2.57m x 2.72m)

UPVC double glazed window to rear elevation, bath with mixer tap shower over, low level push button WC, shaver points, unit sink.

Cloakroom - 4'2" x 9'11" (1.27m x 3.02m)

Radiator, cornicing, power points.

Second Floor Landing - Door leading to;

Bedroom Two - 13'4" x 9'5" (4.06m x 2.87m)

UPVC double glazed window to front elevation, built in black out blinds, built in desk with spot lights, radiators x2, cornicing.

Bedroom Three - 11'9" x 9'5" (3.58m x 2.87m)

UPVC double glazed window to rear elevation, radiator, built in drawers and cupboard, cornicing.

Jack and Jill Ensuite - 6'8" x 4'8" (2.03m x 1.42m)

Pedestal wash hand basin, electric shower, low level WC, shaver points, extractor fan.

Outside To the front of the property, steps lead to a level garden area and pathway to the main entrance. The rear features a tiered garden arranged over four levels, offering a variety of outdoor spaces. The first tier provides an enclosed courtyard with steps up to a decked terrace ideal for barbecues and outdoor dining, with access to both the ground and first floors. Above this sits a lawned garden with mature shrubs and planting, while the top tier offers a decked area with sheds and storage. Steps at the rear provide direct access to the off-road parking area.

AGENT NOTES - This property is registered under Land Registry Title Number DN425661 with UPRN 100040267249 and is held on a Freehold tenure. The plot measures approximately 0.08 acres (1,808 ft² / 168 m²) and falls under North Devon District Council, with a Very Low recorded flood risk and no conservation area designation. Services include gas central heating, mains water, and mains drainage. The property benefits from off-road parking and a private rear garden. It falls within Council Tax Band C, with an annual cost of approximately £2,264.37, and has an EPC rating of D. There are no known building safety issues and no current planning applications for this property or neighbouring properties. Connectivity is good, with broadband speeds available up to 900 Mbps (ultrafast), mobile coverage from EE, Vodafone, Three, and O2 rated as good, and TV/satellite services available via BT, Sky, and Virgin Media

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