



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 7  
Rockcliffe Court  
Parade Terrace  
Ilfracombe  
Devon  
EX34 9BU

**Asking Price: £135,000 Share of Freehold**



**Changing Lifestyles**

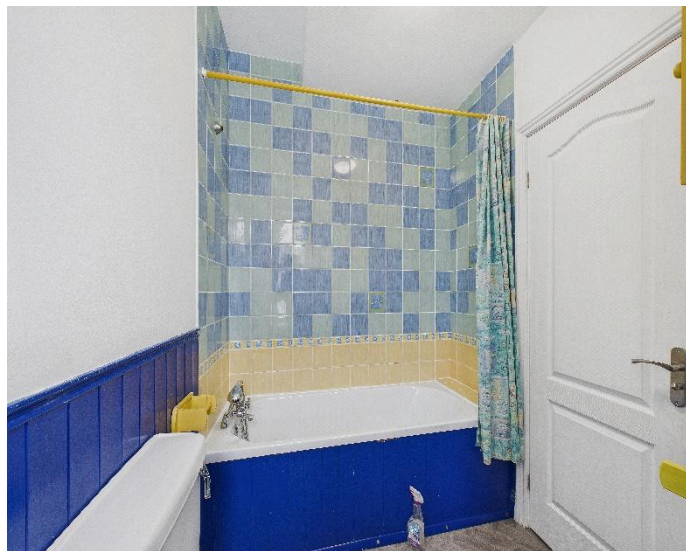
**01271 866 699**  
**[ilfracombe@boproperty.com](mailto:ilfracombe@boproperty.com)**

Flat 7, Rockcliffe Court, Parade Terrace, Ilfracombe, Devon, EX34 9BU



A rare waterside retreat with uninterrupted views across the Bristol Channel...

- Arguably the best sea views in Ilfracombe
- Perfect for first time buyers or investors
  - Private parking
  - Generous living accommodation
- Thoughtfully set in the heart of Ilfracombe close to the seafront
  - No onward chain
  - Bright and light throughout
- Viewing advised to appreciate the beautiful sea views
  - EPC: C
  - Council Tax Band: A



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Set in one of Ilfracombe's most desirable coastal locations, this charming property presents an exceptional opportunity to own a true waterside retreat with uninterrupted sea views across the Bristol Channel. Sitting proudly on the very edge of the shoreline, it enjoys a spectacular panoramic vantage point overlooking the dramatic coastline, with sweeping vistas stretching all the way to the Welsh coastline, creating an ever-changing seascape to admire throughout the year.

Perfectly placed in the heart of Ilfracombe's vibrant seafront, the property is just moments from Wildersmouth Beach and a short stroll to the picturesque harbour, both offering beautiful coastal scenery. The renowned Tunnels Beaches, famous for their Victorian hand-carved tunnels and tidal pool, are also close by, making the most of the seaside setting. A wonderful selection of cafés, bars and restaurants is within easy reach, adding to the appeal and convenience of this sought-after location.

Inside, the home is bright, welcoming and thoughtfully designed to showcase its incredible sea views. The spacious lounge features a large bay window that perfectly frames the stunning outlook over the water, creating an ideal place to relax and unwind. The modern kitchen is well equipped with quality appliances, making it suitable for both full-time living and holiday use. The comfortable double bedroom benefits from an en-suite bathroom, and there is a separate WC for guests.

Practical touches enhance the property further, including gas central heating, ample storage space and the rare benefit of a private off-road parking space, a true luxury in this central seaside setting where coastal access is key.

Whether you are looking for a low-maintenance coastal home, a relaxing seaside getaway or a holiday let with excellent income potential, this property offers comfort, versatility and outstanding value. Available with no onward chain and ready for immediate occupation, it is a wonderful opportunity to embrace Ilfracombe's coastal lifestyle and breathtaking sea views at their very best.

Ilfracombe is a historic Victorian seaside resort offering a wide range of shopping facilities and everyday amenities, including a building society, library, post office, schools and a cinema. Throughout the year, the town hosts a variety of events and festivals, many of which take place on the quayside at the historic harbour or at the prestigious Landmark Theatre on the seafront. There are many fine and award-winning beaches close by, ranging from secluded coves to wide stretches of golden sand with excellent surf. Hele Bay, to the east of the town, is also an award-winning beach, popular for bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are all within easy driving distance, while North Devon's regional centre, Barnstaple, is approximately 20 minutes away by car.

**Main Entrance** – Door leading to;

**Entrance Hall** - 2'11" x 9'11" (0.9m x 3.02m)  
Radiator, door leading to;

**Open Plan Lounge/Kitchen/Diner** - 13'7" x 14'5" (4.14m x 4.4m)

Double glazed wooden sash window to front elevation enjoying sea views, wooden effect floor, a range of wall and base units, sink and drainer inset into granite effect countertops, electric oven and 4 ring hob with extractor fan above, plumbing and space for washing machine, space for fridge/freezer.

**Bedroom** - 9'2" x 11'11" (2.8m x 3.63m)

Double glazed wooden sash window to rear elevation, cupboard housing gas box, storage cupboard housing boiler, radiator, door leading to;

**Storage Cupboard** – Storage space.

**Ensuite Bathroom** - 6' x 8'11" (1.83m x 2.72m)

Double glazed wooden sash window to rear elevation, pedestal wash hand basin, panel bath with shower attachment above and tiled surround, wooden cladding, dado rails, vinyl flooring.

**W.C** - 5'3" x 3'4" (1.6m x 1.02m)

Low level flush W.C, pedestal wash hand basin with vanity above, extractor fan.

**AGENT NOTES** - This property is a traditional stone and brick construction, registered under Land Registry Title Number DN448853 with UPRN 10000488293, held on a leasehold tenure. The lease commenced on 13 May 2000 for a term of 999 years, expiring on 12 May 2994, leaving approximately 969 years remaining. The property offers a floor area of 452 sq. ft. (42 m<sup>2</sup>) and lies within the Devon Local Authority, in the Ilfracombe Conservation Area, with a very low recorded flood risk. The Council Tax Band is A, with an annual charge of £1,676. Services include gas central heating, mains electricity, and mains water and drainage. The property benefits from private off-street parking and has no outside space. The EPC rating is C, and there are no known building safety issues or current planning permissions in place for this property or neighbouring properties. Management of the building is overseen by Rockcliffe Management Limited, with an annual service charge of £1,750, payable either annually or in instalments of approximately £145.83. The title may contain rights, covenants, or restrictions as detailed in the registered title. Connectivity is strong, with broadband speeds up to 80 Mbps, and mobile coverage available across major networks including EE, Vodafone, Three, and O2, with TV and satellite services provided by BT, Sky, and Virgin Media.

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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

With our office premises on your right hand side, continue along the High Street, keeping left on to Fore Street, take first left on to Sommers Crescent, following the road, upon reaching the junction, turn right on to Wilder road head towards the Harbour into St James Place. Upon reaching the Junction take the left hand turning and then immediately left onto Capstone Crescent. Follow the road for approximately 15 yards to the end and Rockcliffe Court will be on your right hand side clearly displayed with a plaque.

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