



Bond
Oxborough
Phillips

Changing Lifestyles

25 The Shields
Ilfracombe
Devon
EX34 8HP

Asking Price: £250,000 Freehold



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01271 866 699
ilfracombe@bopproperty.com

25 The Shields, Ilfracombe, Devon, EX34 8HP

Beautifully presented 2 bedroom bungalow set in a sought after location with a garage and views...



- Beautifully presented throughout
 - Fantastic views over the town
 - Located in a sought after area
 - Garage
- Spacious living accommodation
 - Charming garden
 - EPC: TBC
 - Council Tax Band: B



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This charming terraced bungalow, recently extended, offers two comfortable bedrooms and beautifully maintained gardens designed for easy upkeep. Nestled in a peaceful location with pleasant views, this modern home provides a serene escape from the everyday hustle and bustle.

Stepping through the UPVC double glazed porch, you are greeted by a welcoming entrance hall complete with a useful storage cupboard and access to all principal rooms. The bathroom is fitted with a modern three-piece suite comprising a panelled bath, low-level WC and wash hand basin, complemented by part-tiled walls and a UPVC double glazed window.

There are two well-proportioned bedrooms, one positioned to the front with a UPVC double glazed window and radiator, while the second enjoys a delightful outlook over the rear garden with attractive rolling views towards the Torrs.

The open-plan lounge and dining area is bright and inviting, enjoying those same far-reaching views across the Torrs. An archway opens into the well-equipped kitchen, which includes an integrated Neff oven, a range of matching wall and base units, and space and plumbing for both a washing machine and fridge freezer.

Outside, the gardens have been thoughtfully maintained to offer colour and interest with minimal effort, creating a lovely space to relax and unwind. To the rear, a garage en-bloc provides both convenience and security for your vehicle.

With its peaceful setting, scenic surroundings and bright, welcoming interior, this delightful bungalow is the perfect retreat for those seeking a comfortable and homely abode. Don't miss the opportunity to make this lovely property your own haven, arrange a viewing today and start picturing your new life in this tranquil setting.

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.

Agents notes - This property is a traditional stone and brick construction, registered under Land Registry Title Number DN21536 with UPRN 100040267443, and held on a Freehold tenure. The plot measures approximately 0.06 acres and falls under North Devon District Council, with a very low flood risk and no Conservation Area designation. Services include gas central heating, mains electricity, mains water, and mains drainage. Parking is available on-street or within a garage, and the property benefits from a private garden. It is classified under Council Tax Band B with an annual cost of around £1,956, and the EPC rating is to be confirmed. There are no known building safety issues, and no current planning applications affecting this property or neighbouring ones. Connectivity is strong, offering broadband speeds up to 73 Mbps (superfast), reliable mobile coverage from EE, Vodafone, Three, and O2, and TV/satellite services via BT and Sky, with no Virgin Media availability in the area.



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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 High Street with our office on your left hand side proceed out of the town passing through the first set of traffic lights and upon reaching The Co-Operative Supermarket on your right hand side take the left hand turning onto Marlborough Road. Continue up the hill and take the first right hand turning onto St. Brannocks Park Road, continue along this road and take the second left hand turning into Furse Hill Road. Continue along this road as it turns into Doone Way and take the second left hand turning into The Shields. Follow this drive where the property can be found on your left hand side.

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