



Bond
Oxborough
Phillips

Changing Lifestyles

115 Fern Way
Ilfracombe
Devon
EX34 8JS

Guide Price: £305,000 Freehold



Changing Lifestyles

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ilfracombe@boproperty.com

115 Fern Way, Ilfracombe, Devon, EX34 8JS



Contemporary Elegance Meets Coastal Serenity in This Immaculate Residence...

- Modern four-bedroom family home
 - Bright and spacious living areas
 - Two bathrooms and master ensuite
 - Beautifully presented throughout
- Attractive low-maintenance garden with sea views
- Close proximity to Ilfracombe High Street and local schools
 - Private off-street parking
 - Solar panels for efficiency
 - EPC: C
 - Council Tax Band: C



This beautifully presented four-bedroom semi-detached home is offered for sale in immaculate condition, perfectly positioned in the sought-after coastal town of Ilfracombe. Ideally suited to families, the property boasts two generous reception rooms, each enhanced by large windows that flood the space with natural light. The first reception room enjoys serene views over the garden, while the second serves as an elegant dining room with direct garden access—ideal for family gatherings and entertaining.

The modern, well-appointed kitchen is bright and functional, benefitting from excellent natural light. Accommodation includes three bathrooms: a stylish ensuite featuring a walk-in rain shower, a contemporary family bathroom with a heated towel rail and panelled bath, and an additional ensuite. The bedrooms comprise a spacious master with ensuite, two comfortable double rooms, and a single bedroom—perfect for children or use as a study.



Outside, the property offers an attractive garden, off-street parking, and a useful external storage area. The home holds an EPC rating of C and is within council tax band C.

Fern Way provides convenient access to Ilfracombe High Street, with its range of local shops, cafés and everyday amenities. Families will appreciate the proximity to Ilfracombe Church of England Junior School and Ilfracombe Academy.

Excellent transport links are available via Ilfracombe Bus Station, offering connections to Barnstaple—the nearest mainline railway station, with trains to Exeter taking approximately 70 minutes. Scenic green spaces such as Biclescombe Park and the picturesque harbour are also close by, providing wonderful options for leisure and recreation.

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Ilfracombe is situated along some of North Devon's most attractive and rugged coastline and has easy access to superb rolling countryside including the Exmoor National Park. The town is particularly renowned for its delightful harbour and quayside as well as Promenade with Landmark Theatre and pleasure gardens. Some amenities include the new Watersports Hub, RNLI station, Building Society, Library, Post Office, Schools and Cinema, along with nationalised shops and three major supermarket chains (Tesco, Lidl and The Co-operative). Local sandy beaches include the award-winning Woolacombe Beach along with Saunton, Putsborough and Croyde which are also close to hand and attract thousands of visitors each year. The regional centre of Barnstaple is North Devon's historical capital and is approximately 13 miles away. Its acclaimed shopping precinct homes many brand name High Street shops, banks and restaurants. Barnstaple Train Station connects to the inter-city rail network in Exeter. The North Devon Link Road A361 gives fast access to the M5 Motorway Junction 27 (Tiverton).



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Internal Description

Main Entrance - UPVC double-glazed door leading to:

Entrance Hall - 16'9" x 5'9" (5.1m x 1.75m)

UPVC double-glazed window to front elevation, MDF cladding surround, stairs leading to first floor, under stair storage, radiator, vinyl flooring, doors leading to:

Living Room - 13' x 16'1" (3.96m x 4.9m)

UPVC double-glazed window to rear elevation x2, radiator x2, carpeted flooring, door leading to:

Dining Room - 17'9" x 8'3" (5.4m x 2.51m)

UPVC double-glazed French doors leading to garden, radiator, door leading to:

Downstairs Bathroom - 5'10" x 8'1" (1.78m x 2.46m)

UPVC double-glazed obscure window to front elevation, radiator, low level flush button WC, pedestal wash hand basin, inset corner walk-in shower with electric shower attachment and panelled surround, extractor fan.

Kitchen - 11'8" x 9'10" (3.56m x 3m)

UPVC double-glazed window to front elevation, range of wall and base units, wooden effect countertops, stainless steel sink and drainer inset into countertop, plumbing in place for washing machine and dishwasher, space for a range cooker, fuse board location, space for additional fridge freezer, tiled splashback and tiled walls.

Storage Area - 23'7" x 3'0" (7.19m x 0.91m)

UPVC lockable door x2 allowing access from front of house to rear.

First Floor

Landing - 9'7" x 5'9" (2.92m x 1.75m)

Storage cupboard housing Baxi combi boiler, access into fully boarded loft with lighting, door leading to:

Bathroom - 5'6" x 5'9" (1.68m x 1.75m)

UPVC double-glazed obscure window to front elevation, low level flush button WC, pedestal wash hand basin with vanity mirror above, heated towel rail, panelled bath with shower attachment above, tiled splashback surround, tiled walls, vinyl flooring.

Bedroom Two - 10'2" x 10'10" (3.1m x 3.3m)

UPVC double-glazed window to front elevation, radiator.

Bedroom One - 17'5" x 11'7" (5.3m x 3.53m)

UPVC double-glazed window to rear elevation, radiator, access into loft space (drop down ladder for access; loft is fully boarded with lighting, power sockets, 2x Velux-type windows and fitted blinds), door leading to:

Ensuite - 6'5" x 11'7" (1.96m x 3.53m)

UPVC double-glazed obscure window to front elevation, low level flush button WC, pedestal wash hand basin with vanity mirror above, extractor fan, walk-in double cubicle shower, tiled splashback, heated towel rail, additional towel storage.

Bedroom Three - 9'11" x 8'11" (3.02m x 2.72m)

UPVC double-glazed window to rear elevation, radiator.

Bedroom Four - 9'10" x 6'10" (3m x 2.08m)

UPVC double-glazed window to rear elevation, radiator.

Outside - Off-road parking for two vehicles is available on the paved driveway at the front of the property, accompanied by an open front garden. To the rear, the property features an elevated paved area with pleasant sea views and steps leading down to the rear entrance. This area also includes a shed and a low-maintenance garden finished with slate chippings and easy-care shrubs. There is an access gate leading to steps down to the pavement on Marlborough Road.

AGENT NOTES - This property is registered under Land Registry Title Number DN286581 with UPRN 100040264541 and held on a Freehold tenure. The plot measures approximately 0.04 acres (2 plots). It falls under Devon Local Authority, with a flood risk recorded as Very Low, and is not within a conservation area. The property is of traditional brick-and-mortar construction. Services include gas central heating, mains water, and mains drainage. Parking is provided via a driveway, and outside space includes a rear garden. The property is in Council Tax Band C, with an annual cost of approximately £2,235. The EPC rating is C. There are no known building safety issues, and no planning history for this property or neighbouring properties. Connectivity is strong, with broadband speeds from 15 Mbps (basic) up to 900 Mbps (Ultrafast). Mobile coverage is provided by EE, Vodafone, Three, and O2, and TV/satellite services are available via BT, Sky, and Virgin. The property is a 4-bedroom semi-detached home with an internal floor area of approximately 1,281 sq ft.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From our Ilfracombe office with the premises on your left-hand side, proceed along Ilfracombe High Street taking the first left-hand turn onto Marlborough Road. Continue up Marlborough Road towards the Cemetery for approximately 0.5 miles and take the second right-hand turn onto The Shields. Follow the road for approximately 50 yards and bare right. Take the first right-hand turn and the property will be right in front of you.

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.

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

119 High Street

Ilfracombe

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