



Bond
Oxborough
Phillips

Changing Lifestyles

71 Whittingham Road
Ilfracombe
Devon
EX34 9LJ

Guide Price: £170,000 Freehold



Changing Lifestyles

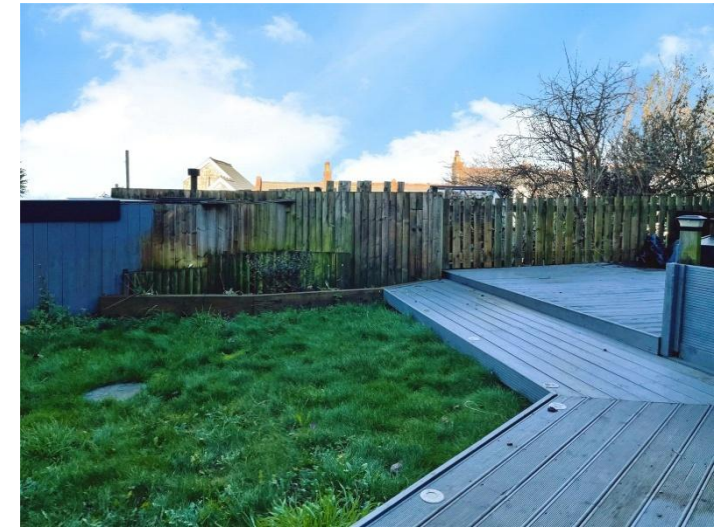
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ilfracombe@boproperty.com

71 Whittingham Road, Ilfracombe, Devon, EX34 9LJ

Three-bedroom semi-detached home with sea views...



- Three-bedroom semi-detached house
 - Front and rear gardens
 - Sea views
- Excellent opportunity for modernisation
 - EPC: C
 - Council Tax Band: B



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Three-bedroom semi-detached home with sea views...

Set within a convenient position and enjoying sea views, this deceptively spacious semi-detached home presents a superb opportunity for buyers looking to put their own stamp on a property. The property offers front and rear gardens, with sea views from the rear of the property, and also benefits from gas central heating and UPVC double glazing. While the house now requires general updating, it provides an excellent canvas for modernisation and to add value.

The main entrance opens into a welcoming hallway with useful storage and stairs rising to the first floor. The lounge/diner is a good light-filled space, ideal for both everyday living and entertaining. To the rear, the kitchen enjoys garden views and offers scope to reconfigure or extend, subject to the necessary planning and consents. On the first floor there are three well-proportioned bedrooms, making this an attractive option for families, first-time buyers or those looking for a coastal home. The bathroom is fitted with a traditional three-piece suite. A home with genuine potential in a sought-after setting.

Lounge/Diner - 20'6" x 13'5" (6.25m x 4.1m)

Kitchen - 14'5" x 6' (4.4m x 1.83m)

Bedroom One - 11'10" x 10'8" (3.6m x 3.25m)

Bedroom Two - 9'7" x 7'9" (2.92m x 2.36m)

Bedroom Three - 10'8" x 7'2" (3.25m x 2.18m)

Bathroom - 6'5" x 5'6" (1.96m x 1.68m)

Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as a building society, library, post office, schools, cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the harbour, the new watersports centre, 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 wide stretches of golden sand with crashing surf. Visit Hele Bay to the east of the town 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.

Agent's Notes – The property is a three-bedroom semi-detached house of traditional brick and stone construction beneath a slate roof. The property is freehold, held under Title Number DN152159, and is situated within the North Devon local authority area. Council Tax Band B applies, with an annual charge of approximately £1,956. The property has an Energy Performance Certificate rating of C, valid until November 2026. The property benefits from UPVC double-glazed windows and doors, gas fired central heating, and mains electricity, water and drainage. The property is not within a conservation area and is assessed as being at very low risk of flooding. There are indications of damp within the property. Mobile phone coverage is available via EE, Vodafone, Three and O2. Broadband services are available in the area with basic speeds of up to 18 Mbps and superfast speeds of up to 80 Mbps; purchasers are advised to make their own enquiries. Satellite and fibre television services are available via BT, Sky and Virgin. As with many properties of this age, purchasers are advised to rely on their own inspections and surveys. All information has been provided to the best of the seller's knowledge and should be verified by a purchaser's solicitor prior to exchange of contracts.

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Ground Floor



First 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From our Ilfracombe office with the premises on your right-hand side, proceed along Ilfracombe High Street and take the first right-hand turn onto Springfield Road. Continue up this road to the very top and take a left turn onto Highfield Road. Proceed to follow this road and take the third right turn into Whittingham Road. Continue up this road for a short distance where the property will be found on your left-hand side with a number plate engraved on the entrance gate.

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.

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