



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

43 Wilder Road  
Ilfracombe  
Devon  
EX34 8BN

**Asking Price: £215,000 Freehold**



Changing Lifestyles

01271 866 699  
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43 Wilder Road, Ilfracombe, Devon, EX34 8BN



An immaculate terraced home with modern touches and timeless charm – ideal for first-time buyers...

- Ideal for first-time buyers
- Beautifully presented open-plan living space
  - Modern kitchen
- Two spacious bedrooms
- Contemporary bathroom
- Private courtyard garden
  - Sought-after location
  - Rent potential: £875 pcm
    - EPC: D
    - Council Tax Band: A



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# Changing Lifestyles

An immaculate terraced home with modern touches and timeless charm – ideal for first-time buyers...

We are delighted to present this immaculate terraced house for sale, boasting a sought-after location with excellent public transport links, local amenities, and beautiful walking routes. This property boasts a unique and inviting charm, offering a perfect opportunity for first-time buyers, investors, and families.

Inside this stunning residence, you will find a bright and cosy reception room that is beautifully presented with an open-plan design, large windows, a fireplace, and built-in storage. The heart of the home is truly in the living space, where a log burner creates a cosy ambience for relaxing evenings.

The property comprises two bedrooms. The master bedroom is a sanctuary of comfort, offering built-in wardrobes and abundant natural light. The second bedroom is a spacious double, perfect for family or guests.

The bathroom is a modern haven, featuring a rain shower and filled with natural light.

The property is further enhanced by a Howdens kitchen that offers a seamless flow into the rest of the house, perfect for those who love to cook and entertain.

Outside, a charming courtyard garden awaits. It provides an outside seating space, perfect for enjoying warm summer afternoons or cool autumn evenings.

This property comes with an EPC rating of D and is within council tax band A. Notable unique features include a fireplace, an open-plan design, and a garden.

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. For beaches, 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.

**Main Entrance** - Wooden door leading to:

**Entrance Porch** - Partly glazed window to front elevation, original tiled flooring, partly glazed door leading to:

**Entrance Hall** - Stairs to first floor, under-stairs storage, space for fridge/freezer, radiator, door leading to:

**Open-plan Living Room/Diner**

**Living Room** - 10'11" x 10'2" (3.33m x 3.1m)

Partly glazed wooden sash windows to front elevation, wood burner with natural inglenook above.

**Dining Room** - 11'6" x 8'4" (3.5m x 2.54m)

UPVC double-glazed window to rear elevation, radiator, opening leading to:

**Kitchen** - 9'9" x 7'10" (2.97m x 2.4m)

UPVC double-glazed window to side elevation, UPVC double-glazed door leading to the garden, a range of wall and base units, integrated Lamona dishwasher, marble-effect countertops, Belfast sink inset into countertops, tiled splash backing, Lamona oven, Lamona 4-ring induction hob with extractor fan above, integrated fridge, ceiling coving, tiled-effect laminate flooring.

**Outbuilding** - Plumbing and electricity for a washing machine and tumble dryer.

**First Floor**

**Landing** - 12'2" x 5' (3.7m x 1.52m)

Loft access, door leading to:

**Bedroom Two** - 12'2" x 8'4" (3.7m x 2.54m)

UPVC double-glazed window to rear elevation, ceiling coving, radiator.

**Bedroom One** - Partly glazed wooden window to front elevation, radiator, built-in wardrobes, ceiling rose, ceiling coving.

**Bathroom** - 9'3" x 7'11" (2.82m x 2.41m)

UPVC double-glazed windows to front and side elevations, low-level push button WC, location of combi boiler, pedestal wash hand basin, double shower cubicle with a Triton shower above and tiled-effect walls, tiled-effect floors, radiator.

**Outside** - To the rear is an enclosed courtyard garden bordered by an exposed brick wall with rear access. The space includes a useful storage shed, a raised seating area finished in shell stone mortar to complement the coastal setting, an L-shaped section of AstroTurf for additional seating, and decorative shrubs providing a pleasant backdrop.

**AGENTS NOTES** - This property is a traditional stone and brick construction, located in an area with a high flood risk. Sources affecting risk are Rivers & Sea. It has direct connections to mains gas, electricity and water services and sewage. The property also has access to broadband services with estimated speeds as follows: Standard at 18 Mbps, Superfast at 80 Mbps. Mobile service coverage is good. Currently, there are no planning permissions in place for this property or any nearby properties. The property has shared access at the rear of the property by means of a public path to allow rear access. The front of the property is Grade 2 listed.

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**Ground Floor**  
Floor area 38.5 sq.m. (415 sq.ft.)

**First Floor**  
Floor area 36.2 sq.m. (390 sq.ft.)

Total floor area: 74.8 sq.m. (805 sq.ft.)

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



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From our offices on Ilfracombe high street, head west along the high street. Take a right-hand turn onto Wilder Road, where the property can be found on your left-hand side after approximately 150 metres.

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