



Bond
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Changing Lifestyles

2 Victoria Road
Ilfracombe
Devon
EX34 9LY

Guide Price: £220,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

2 Victoria Road, Ilfracombe, Devon, EX34 9LY

A substantial five-bedroom home full of charm in a prime central location...



- Four double bedrooms and one single
- Spacious and characterful with period features
 - Well-presented throughout
 - Rear courtyard garden
- Ideal coastal home for families or first-time buyers
- Close to town centre and harbour
 - EPC: TBC
 - Council Tax Band: B



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This charming five-bedroom terraced home, located in a central position within Ilfracombe, offers spacious and character-filled accommodation arranged over multiple floors. Well-presented throughout, the property blends period features with practical modern living, making it an ideal choice for families, first-time buyers seeking additional space, or those looking for a well-located coastal home.

The ground floor welcomes you into a bright and sociable open-plan reception space, where wood-effect flooring and large windows allow natural light to flow through the living and dining areas. The adjoining kitchen is both practical and inviting, featuring wood-effect worktops, ample storage and direct access to the rear garden — perfect for everyday family life and entertaining.

Upstairs, the property offers four generous double bedrooms and a further single bedroom, providing flexibility for growing families, visiting guests or a dedicated home office. The bathroom is well appointed with a contemporary rain shower and heated towel rail. The home falls within Council Tax Band B.

Situated just a short distance from Ilfracombe's bustling High Street and picturesque harbour, the property enjoys easy access to a range of local amenities including supermarkets, independent shops, cafés and restaurants. Nearby green spaces such as the Torrs and the surrounding coastal paths provide scenic walks and far-reaching sea views, while local parks offer additional outdoor space for families.

Ilfracombe benefits from regular bus services to Barnstaple (approximately 40–50 minutes), where rail connections provide onward travel towards Exeter and beyond. The A361 offers convenient road access across North Devon and towards the M5.

Combining character, space and a highly convenient town-centre setting, this attractive home presents a fantastic opportunity to purchase a substantial property in one of North Devon's most popular coastal locations.

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 a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a 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.

Main Entrance - UPVC double-glazed door leading to:

Open-plan Living Room/Diner - 18'2" x 17'10" (5.54m x 5.44m)

Wooden-effect flooring, radiators x2, stairs leading to first floor, UPVC double-glazed window to front elevation, built-in storage, opening leading to:

Kitchen - 5'10" x 17'8" (1.78m x 5.38m)

Tiled flooring, UPVC double-glazed window to rear elevation, UPVC double-glazed sliding door to rear elevation leading to garden, Howdens fitted kitchen, space and plumbing for dishwasher, stainless steel sink and drainer inset into wood-effect countertops, range of wall and base units, space for 5-ring gas cooker, tiled splashbacking, space for fridge and freezer, further countertops and storage, combi boiler location, door leading to:

Utility Room - 10'9" x 4'2" (3.28m x 1.27m)

Space for further fridge/freezer, space for tumble dryer, UPVC double-glazed window to side elevation.

First Floor

Half Landing - Dado rails, door leading to:

Bathroom - 5'4" x 7'6" (1.63m x 2.29m)

UPVC double-glazed window to rear elevation, wooden-effect flooring, low-level flush WC, pedestal wash hand basin, single-panelled bath with shower attachment above and tiled splashbacking, heated towel radiator.

Main Landing - Stairs leading to second floor, dado rails, door leading to:

Bedroom One - 8'9" x 16'10" (2.67m x 5.13m)

UPVC double-glazed bay window to front elevation with views towards Torrs Park, UPVC double-glazed window to front elevation, wooden-effect flooring, radiator, picture rails, dado rails.

Bedroom Two - 9' x 11'5" (2.74m x 3.48m)

UPVC double-glazed window to rear elevation, radiator, picture rails.

Second Floor

Half Landing - UPVC double-glazed window to rear elevation, dado rails.

Main Landing - Storage cupboard, door leading to:

Bedroom Three - 8'3" x 11'5" (2.51m x 3.48m)

UPVC double-glazed window to rear elevation, picture rails, radiator.

Bedroom Four - 8'5" x 9'9" (2.57m x 2.97m)

UPVC double-glazed window to front elevation with views towards Torrs Park and sea views, picture rails, radiator.

Bedroom Five - 8'9" x 7'1" (2.67m x 2.16m)

UPVC double-glazed window to front elevation, radiator, picture rails.

Agent notes - This property is registered under Land Registry Title Number DN319708 with UPRN 100040267602 and is held on a Freehold tenure, occupying a plot of approximately 0.02 acres. It falls under Devon County Council and is situated within the Ilfracombe Conservation Area, with a flood risk recorded as Very Low. The property benefits from all mains services, including mains gas, electricity, water and drainage. Parking is available on street and the property enjoys a garden. It is in Council Tax Band B, with an annual charge of approximately £1,956, and the EPC rating is TBC. There are no known building safety issues and no current planning applications relating to the property. Broadband speeds are available up to 80 Mbps (Superfast), with basic speeds around 20 Mbps, mobile coverage is available via EE, Vodafone, Three and O2 (coverage may vary), and TV/satellite services are available via BT and Sky, with Virgin Media available 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 right-hand side, proceed along Ilfracombe High Street taking the first right-hand turn into Springfield Road. Continue up this road until taking a right turn onto Highfield Road. Continue down this road and take the first right-hand turning leading into Victoria Road.

EPC TBC

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