



Bond
Oxborough
Phillips

Changing Lifestyles

11 Langleigh Park
Ilfracombe
Devon
EX34 8RA

Guide Price: £250,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

11 Langleigh Park, Ilfracombe, Devon, EX34 8RA



Spacious three-bedroom home with garden, parking, and excellent potential for modern family living...

- Three bedrooms
- End of terrace
- Bright and spacious living space
 - Attractive rear garden
 - Bathroom and downstairs WC
 - Two off-road parking spaces
- Excellent opportunity for modernisation
 - EPC: C
 - Council Tax Band: C



This bright and spacious three-bedroom end-of-terrace home presents an excellent opportunity for growing families seeking generous living space and the potential to create a long-term home.

Upon entering, you are welcomed by a hallway with stairs leading to the first floor and a convenient downstairs WC. The hallway flows through to a well-proportioned open-plan lounge/diner, offering a light-filled and versatile space ideal for both everyday living and entertaining. From here, there is direct access to a charming rear garden, perfect for outdoor relaxation. The kitchen is accessed from the lounge/diner and offers a practical layout with scope for updating to suit individual tastes.

To the first floor, the property comprises three good-sized bedrooms and a family bathroom fitted with a shower.

Externally, the home benefits from a delightful garden and the added advantage of two off-road parking spaces. Further features include UPVC double-glazed windows throughout.

With its spacious layout, end-of-terrace position, and excellent potential for modernisation, this property is ideally suited to families looking to settle into a well-proportioned home in a sought-after area.

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Ilfracombe is a characterful Victorian seaside town offering a good range of everyday amenities, including independent shops, supermarkets, schools, a cinema, healthcare facilities and a variety of cafés, bars and restaurants. The picturesque harbour remains a focal point of the town, home to the iconic Verity statue, along with a selection of galleries and eateries. The town also benefits from a modern watersports centre and the well-regarded Ilfracombe Aquarium. A range of local events and seasonal festivals take place throughout the year, many centred around the harbour and seafront, including performances at the Landmark Theatre. The surrounding North Devon coastline is renowned for its natural beauty, with nearby Hele Bay offering a more sheltered beach, while the award-winning beaches at Woolacombe, Croyde and Putsborough are all within easy reach by car. The regional centre of Barnstaple is approximately 20 minutes away, providing a wider selection of national retailers, leisure facilities and transport connections, including rail links to Exeter and beyond.



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.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01271 866 699

For more information or to arrange an accompanied viewing on this property.



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Agent's Notes - This property is registered under Land Registry Title Number DN447546 with UPRN 100041138818 and held on a Freehold tenure. The plot measures approximately 0.05 Acres. It falls under North Devon Council, with a flood risk recorded as Very Low. Services include mains gas, electricity and water. Parking is Allocated with 2 spaces. The property is in Council Tax Band C with an annual cost of about £2,235. The EPC rating is C. There are no known building safety issues and no recent planning in place for that property or neighbouring properties. Connectivity is good, with broadband speeds up to 76 Mbps, mobile coverage Average, and TV/satellite services via BT, Sky, with Virgin availability TBC.

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 our office on Ilfracombe High Street, head left along the high street towards the roundabout where you should take the first exit. Directly after exiting the roundabout, take the first right-hand turn onto Church Hill. Follow this road round onto Broad Park Avenue. Take the next left turn onto Langleigh Park, then take the next left where the property can be found on your left-hand side after a short drive.

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