



Bond
Oxborough
Phillips

Changing Lifestyles

24 Langleigh Park
Ilfracombe
Devon
EX34 8RA

Asking Price: £260,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

24 Langleigh Park, Ilfracombe, Devon, EX34 8RA



Well-presented three-bed home with garden and parking in sought-after location...

- Three-bedroom semi-detached house
 - Private rear garden
 - Driveway and garage
 - Bright and spacious
- Popular residential location
 - Perfect for families
 - EPC: D
 - Council Tax Band: B



This well-presented three-bedroom semi-detached home offers spacious and versatile living, ideal for growing families, and is located in a sought-after residential area of Ilfracombe.

Upon entering the property, you are welcomed into a bright entrance hall, featuring stairs rising to the first floor and access through to the open-plan lounge. The lounge provides a comfortable and inviting space, flowing seamlessly via an archway into the dining area. The diner benefits from French doors that open out onto a lovely, peaceful, and private garden, perfect for relaxing or entertaining.

From the lounge, a door leads into a fully equipped kitchen, offering ample storage and workspace, which in turn provides access to a useful lean-to area/sunroom.

Upstairs, the property comprises three bedrooms, including two well-proportioned double rooms and a single bedroom, alongside a family bathroom.

Externally, the home benefits from a garage and off-road parking, adding to its practicality. Neutrally decorated throughout, this property is ready to move into and offers a fantastic opportunity for families seeking a comfortable home in a desirable location.

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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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agent's Notes – This property is registered under Land Registry Title Number DN245312 with UPRN TBC and held on a Freehold tenure. The plot measures approximately 0.05 acres. It falls under North Devon Council local authority, with a flood risk recorded as Very Low. Services include gas central heating and mains gas, electricity and water. Parking is in the garage. The property is in Council Tax Band B with an annual cost of about £1,956. The EPC rating is TBC. There are no known building safety issues or planning history in place for this property or neighbouring properties. Connectivity is good, with broadband speeds up to 76 Mbps, mobile coverage Good, and TV/satellite services via BT and Sky, with Virgin not available.

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

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 where the property can be found on your left-hand side after a short drive.

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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