



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

5 Hermitage Road  
Ilfracombe  
Devon  
EX34 8BU

**Asking Price: £220,000 Freehold**



Changing Lifestyles

01271 866 699  
ilfracombe@boproperty.com

5 Hermitage Road, Ilfracombe, Devon, EX34 8BU



Turn-key coastal home with stylish open-plan living and high-spec finishes throughout...

- Stunning open-plan kitchen and dining space forming the heart of the home
- Three well-proportioned bedrooms, offering flexibility for families or home working
- Turn-key property in a convenient Ilfracombe location close to amenities and coastal walks
  - EPC: D
  - Council Tax Band: B



This exceptional three-bedroom terraced home on Hermitage Road has been comprehensively improved by the current owners, who have undertaken an extensive programme of renovation including re-skimming, rewiring, new flooring throughout, a newly fitted kitchen, replacement windows, and a new roof. The result is a turn-key property finished to a high standard, ready for immediate occupation.

Upon entering, a welcoming hallway leads through to a beautifully presented living room, where a feature log burner creates a warm and inviting focal point, complemented by UPVC double-glazed sash windows and quality wood-effect flooring.

The real standout feature of the home is the impressive open-plan kitchen and dining space. Designed with both style and functionality in mind, this space has been thoughtfully reconfigured to create a true hub of the home, ideal for modern living and entertaining. Natural light pours in through a skylight and rear window, enhancing the sense of space.



The contemporary Howdens kitchen is finished to an excellent specification, offering a breakfast bar, integrated appliances including fridge freezer, dishwasher, oven and microwave, as well as soft-close cabinetry with clever hidden storage solutions. A five-ring gas hob with extractor sits beneath sleek worktops, complemented by a Franke integrated sink seamlessly set into the surface. This is a space that genuinely elevates the entire property.

A separate utility room leads off the kitchen, providing additional storage along with space and plumbing for both a washing machine and tumble dryer, with direct access out to the garden.

The first floor offers three well-proportioned bedrooms, including two doubles and a versatile single room ideal as a home office or nursery. The bathroom has been stylishly finished, featuring a double shower cubicle with floor-to-ceiling tiling and built-in shelving, a wall-mounted wash hand basin with storage unit below and vanity mirror above, low-level WC, and extractor fan. An airing cupboard housing the combi boiler is located separately on the first floor.

Externally, the rear garden provides a private and low-maintenance space, with a patio seating area bordered by stonework and enclosed by timber fencing, ideal for relaxing or entertaining. An outside tap adds further practicality. Situated within easy reach of Ilfracombe's harbour, local amenities, schools, and stunning coastal walks, this property offers the perfect blend of lifestyle and convenience, with excellent road links via the A361 connecting to Barnstaple and beyond.

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## Changing Lifestyles

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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 DN672299 with UPRN 100040264868 and is held on a Freehold tenure. The plot measures approximately 0.02 acres and falls under North Devon Council, with a flood risk recorded as Medium, and is situated within the Ilfracombe Conservation Area. Services include mains gas central heating via a combi boiler, with the added benefit of a log burner, along with mains water and mains drainage. Parking is on-street, and outside space comprises a private garden. The property is in Council Tax Band B, with an approximate annual cost of £1,800 (subject to change). The EPC rating is TBC. There are no known building safety issues and planning history is not noted. Connectivity is good, with broadband speeds up to 80 Mbps, mobile coverage available across EE, Vodafone, Three and O2, and TV/satellite services via BT and Sky, with Virgin Media availability. The property is of traditional construction, comprising brick and stone elevations with a slate roof.

### Directions

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

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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