



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 The Mews  
Parkers Yard  
Marlborough Road  
Ilfracombe  
Devon  
EX34 8FB

**Guide Price: £190,000 Freehold**



Changing Lifestyles

01271 866 699  
[ilfracombe@bopproperty.com](mailto:ilfracombe@bopproperty.com)

3 The Mews, Parkers Yard, Marlborough Road, Ilfracombe, Devon, EX34 8FB



Stylish three-bed end-terrace with a private courtyard garden...

- Well-presented three-bedroom end-of-terrace home
- Bright lounge with French doors to a private courtyard
- Modern kitchen with space for appliances
  - Convenient downstairs WC
- Low-maintenance outdoor garden ideal for relaxing or entertaining
  - EPC: C
  - Council Tax Band: A



Situated in the popular coastal town of Ilfracombe, this well-presented three-bedroom end-of-terrace home offers comfortable living space, ideal for families, first-time buyers, or investors alike.

Upon entering the property, you are welcomed into an entrance hall which provides access to a convenient downstairs W.C., fitted with a low-level toilet, wash hand basin, and a window to the front elevation allowing for natural light. From the hallway, a door leads into the kitchen, which is positioned at the front of the property and benefits from a range of wall and base units, along with space for a dishwasher, washing machine, and fridge freezer.

Returning to the hallway, you will find access to the lounge, a bright and inviting space featuring French doors that open out onto a private courtyard, perfect for relaxing or entertaining.

To the first floor, the property offers three bedrooms. Two of the bedrooms are situated to the rear elevation, each with windows overlooking the courtyard, while the third bedroom is located at the front of the property. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and W.C.

Externally, the property benefits from a private courtyard garden, offering a low-maintenance outdoor space.

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## Changing Lifestyles

### Stylish three-bed end-terrace with a private courtyard garden...

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 DN545727 with UPRN 10012102705 and held on a freehold tenure. The plot measures approximately 0.02 acres. It falls under North Devon Council, with a flood risk recorded as very low. Services include gas heating and mains water/drainage. Parking is on street and outside space is a courtyard. The property is in Council Tax Band A with an annual cost of about £1,761. The EPC rating is C. There are no known building safety issues or planning history. Connectivity is good, with broadband speeds up to 80 Mbps, mobile coverage is good, and TV/satellite services via BT and Sky, with Virgin availability not available.

## Directions

From Ilfracombe High Street with our office on your left-hand side proceed out of the town passing through the first set of traffic lights and taking the next left onto Marlborough Road. Continue along this road for a short distance and the property will be located on the left as you enter Parkers Yard.

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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