



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

25 Meadow Close  
Ilfracombe  
Devon  
EX34 8JA

**Asking Price: £225,000 Freehold**



**Changing Lifestyles**

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

25 Meadow Close, Ilfracombe, Devon, EX34 8JA

Immaculate Bungalow Living | Garden & Garage | Sought-After Ilfracombe Location...



- Well-presented 2-bed end-terrace bungalow
- Bright open-plan living with garden access
  - Double bedroom plus versatile single
  - Sunny enclosed garden with lovely summerhouse
  - Single garage
- Close to amenities, coast, and transport links
  - EPC: D
  - Council Tax Band: B



Tucked away within a highly desirable residential setting in Ilfracombe, this beautifully presented two-bedroom end of terrace bungalow offers a superb opportunity for those seeking a low-maintenance home with excellent access to both local amenities and the stunning North Devon coastline.

The property has been thoughtfully maintained and enjoys a light-filled, welcoming feel throughout. A bright and airy kitchen benefits from an abundance of natural light and flows effortlessly through to the main living space, where an open-plan reception room creates a sociable and comfortable environment. This space is a real highlight, enjoying pleasant views over the garden and direct access outside, seamlessly blending indoor and outdoor living.

The accommodation comprises two well-proportioned bedrooms, including a generous double and a versatile single room, ideal for use as a guest bedroom, home office or hobby space. The bathroom is fitted with a panel bath and heated towel rail, completing the internal layout.

Externally, the property continues to impress. The enclosed garden provides a private and manageable outdoor space, perfect for relaxing or entertaining, while the added benefit of a single garage offers valuable parking or additional storage, a sought-after feature within this location.

Positioned within easy reach of Ilfracombe's town centre, residents can enjoy a wide range of independent shops, cafés and everyday amenities, along with nearby green spaces and scenic coastal walks. Excellent transport links are also within reach, with regular bus services and road connections via the A361 providing access to Barnstaple and beyond.

This is a superb opportunity to acquire a turnkey bungalow in a popular and convenient location, ideal for downsizers, first-time buyers or those looking for a coastal retreat.

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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.



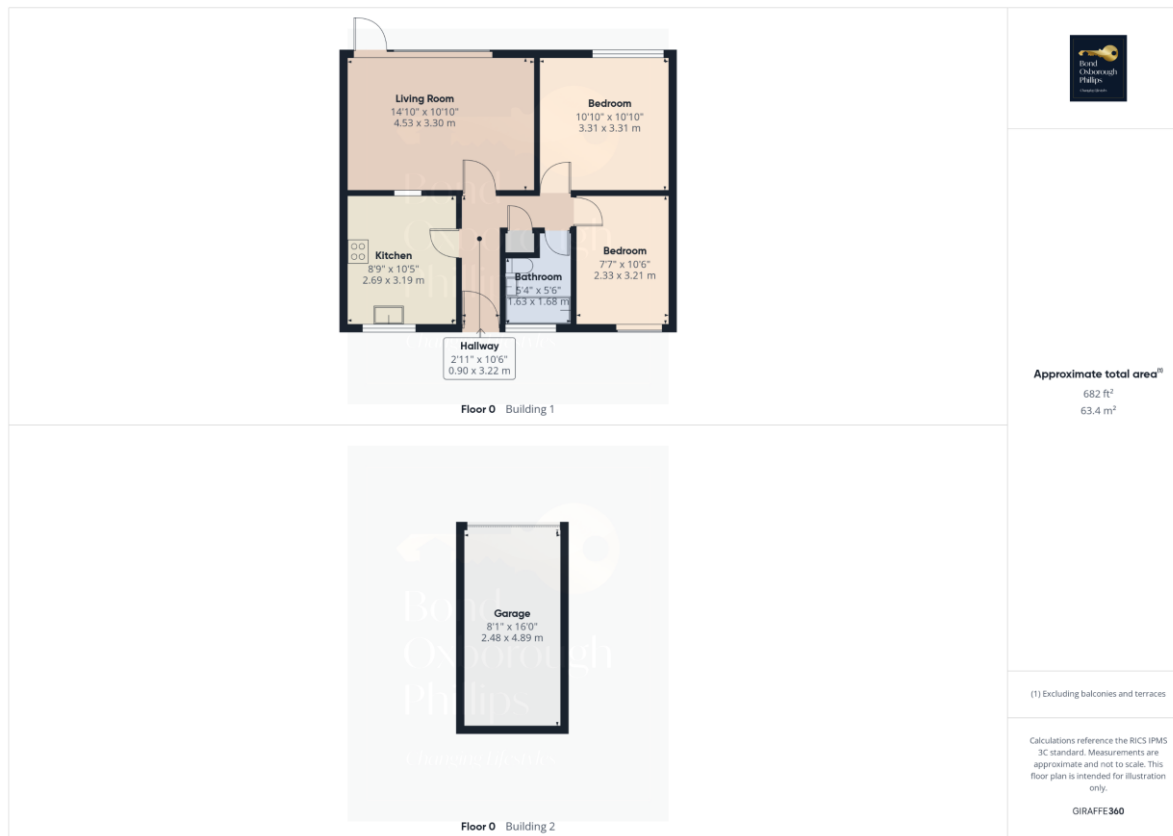
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**Agent's Notes** - This property is registered under Land Registry Title Number DN50669 with UPRN 100040265989 and is held on a Freehold tenure. The plot measures approximately 0.06 acres (2 plots). It falls under North Devon Local Authority, with a flood risk recorded as Very Low and is within a non-conservation area. The property is of traditional construction, being brick and mortar with a tiled roof. Services include gas central heating, mains electricity, and mains water and drainage. Parking is on-street, and outside space includes both a front and rear garden. The property is in Council Tax Band B, with an annual cost of approximately £2,055. The EPC rating is Band D. There are no known building safety issues and no current or previous planning applications affecting the property or neighbouring properties. Connectivity is good, with broadband speeds up to 67 Mbps (superfast), mobile coverage is typically good across major networks (EE, Vodafone, Three, O2), and TV/satellite services are available via BT, Sky and Virgin.

## Directions

From Ilfracombe High Street, with our office on your left-hand side, continue along the road until reaching the zebra crossing, then take a left into Marlborough Road. Take the next right, passing the Tyrrell Cottage Hospital on your right-hand side, then take the next left fork (almost directly ahead) into Furze Hill Road. Follow this around and up the hill then take a left into Doone Way, take another left leading to The Shields, then left again, this will take you into Meadow Close.

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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