



Bond
Oxborough
Phillips

Changing Lifestyles

91 Slade Road
Ilfracombe
Devon
EX34 8LT

Asking Price: £200,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

91 Slade Road, Ilfracombe, Devon, EX34 8LT



A charming blend of character and comfort in a peaceful, well-connected setting:

- Charming terraced house in good condition
- Open-plan layout ideal for entertaining
- Feature fireplace adding character
- Convenient location near walking routes
- Cosy atmosphere perfect for couples
- Ideal for investors
- EPC: D
- Council Tax Band: B



We are delighted to present this beautifully maintained terraced home, ideally positioned within a desirable setting surrounded by green spaces and scenic walking routes, offering a perfect balance of modern comfort and character.

The accommodation is centred around a spacious open-plan reception room, flooded with natural light from large windows overlooking the garden. An attractive fireplace provides a cosy focal point, while exposed beams add a touch of charm and character, blending seamlessly with the contemporary layout.

The kitchen has been thoughtfully designed for both day-to-day living and entertaining, featuring a generous breakfast area and the added benefit of a separate utility room. The continuation of exposed beams enhances the home's warm and inviting feel.



Upstairs, the property offers two comfortable bedrooms. The principal bedroom benefits from built-in wardrobes, providing excellent storage, while the second bedroom is a well-proportioned double, ideal for guests, children, or those working from home.

The bathroom is stylishly appointed with modern fittings, including a rain shower, panelled bath, and heated towel rail, creating a space that feels both practical and indulgent.

Externally, the property boasts a lovely private garden, perfect for outdoor dining, gardening, or simply unwinding in a peaceful environment.

Additional information: EPC rating D (valid until 13 October 2031) and Council Tax Band B. Please note, all prospective buyers will be required to be financially qualified by New Home Mortgages prior to any offer being accepted. The vendor is purchasing a new build property, with completion of this sale being reliant on the build programme, currently estimated for completion during the agreed timeframe. A 28-day exchange from the date of sale agreed is anticipated.

This charming home represents a fantastic opportunity for those seeking a well-presented property in a welcoming and well-connected location.

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Ilfracombe is an historic Victorian seaside resort and provides shopping facilities as well as other amenities such as Banks, Library, Post Office, Schools and Cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the Harbour, the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award-winning beaches close by, from secluded coves to the wide stretches of golden sand with crashing surf. For a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a blue flag and seaside award or Hele Bay, to the east of the town, also award winners, for good bathing and rock pool exploring. Puts borough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes driving time.



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 a traditional stone and brick construction, located in an area with no flood risk. It has direct connections to mains gas, electricity and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 13Mbps. Mobile service coverage is good. Currently, there are no planning permissions in place for this property or any nearby properties. The property has shared walkway for access at the rear of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From our Ilfracombe office with the shop premises on your left hand side proceed along Ilfracombe High Street passing through the traffic lights at Church Street. At the mini roundabout take the left hand exit and then bear off immediately right into Station Road. Continue up the hill and around the sharp right hand bend and at the T junction turn left into Slade Road. Continue to follow this road for approximately 1 mile where the property will be found on your left hand side with a number plaque clearly displayed.

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.