



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

13A Bicclescombe Park Road  
Ilfracombe  
Devon  
EX34 8EU

**Asking Price: £450,000 Freehold**



Changing Lifestyles

01271 866 699  
ilfracombe@boproperty.com

13A, Bicclescombe Park Road, Ilfracombe, Devon, EX34 8EU



## Exceptional Family Home in Desirable Ilfracombe Location...

- Prestigious Residential Location
  - Stunning Family Home
    - Triple Aspect Living
- Landscaped Entertaining Garden
  - Garage & Parking
- Four Double Bedrooms
  - Open Plan Living
    - EPC: C
  - Council Tax Band: D

Situated within one of Ilfracombe's most sought after residential locations, this impressive four bedroom detached family home offers spacious and contemporary accommodation close to Bicclescombe Park, whilst remaining within easy reach of the seafront, harbour and local amenities.

Beautifully presented throughout, the property has been thoughtfully arranged to suit modern family living, with bright, versatile accommodation spread across two floors. A welcoming entrance hall leads to the principal living spaces and highlights the generous proportions found throughout the home.

At the heart of the property is a superb open plan split-level living and dining room, flooded with natural light from its triple aspect design. This substantial reception space is ideal for both entertaining and family living, complete with direct access to the rear garden and a contemporary wood-burning stove creating an attractive focal point.

The modern kitchen has been fitted with a comprehensive range of soft-close base and eye-level units alongside integrated appliances, including a dishwasher, double oven and five-ring gas hob. A separate utility area provides additional storage and side access, whilst the ground floor also benefits from a dedicated office/study and cloakroom WC.

To the first floor are four generously sized double bedrooms and a stylish family bathroom, with the principal bedroom benefiting from a modern en suite shower room.

Externally, the property enjoys driveway parking, lawned gardens and a landscaped rear garden featuring multiple seating areas, attractive planting and a built in BBQ area ideal for outdoor entertaining. A substantial garage with electric roller door provides excellent storage and practicality.

This is a superb opportunity to acquire a high quality family home within one of Ilfracombe's most desirable residential areas.



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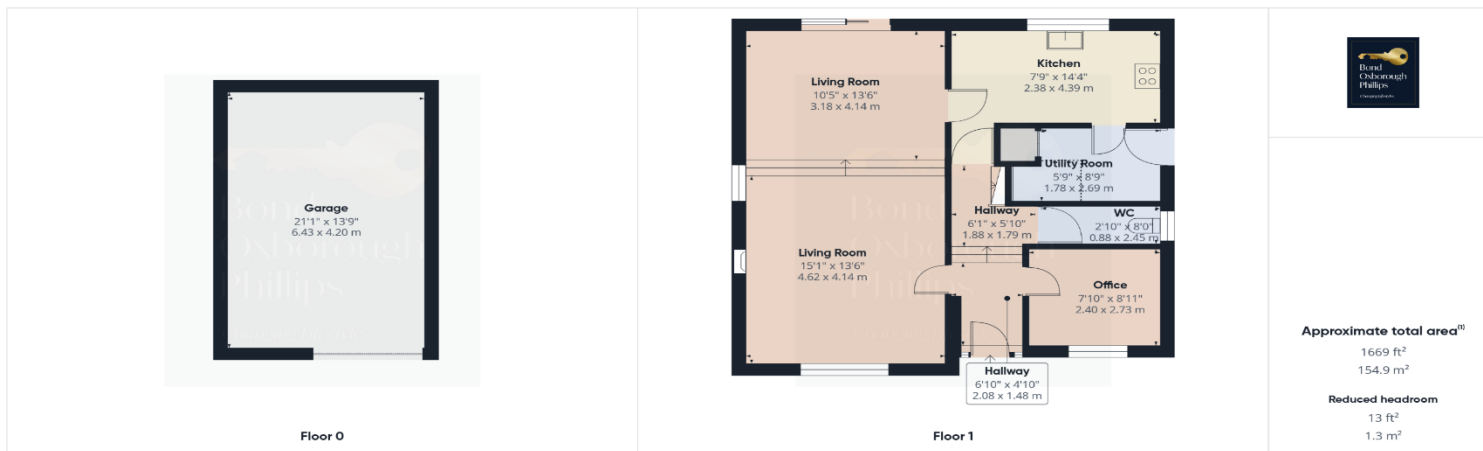


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AGENTS NOTES: This property is registered under Land Registry Title Number DN230957 with UPRN 100040263412 and is held on a Freehold tenure. The plot measures approximately 0.09 acres and the property extends to approximately 1,506 sq ft / 140 sq m. Falling under the Devon Local Authority, the property is situated outside of a conservation area and benefits from a very low flood risk rating. Constructed using traditional brick and block construction, the property benefits from mains gas central heating together with mains electric, water and drainage connections. Externally, the property offers driveway parking, a garage and private garden space, with no shared access arrangements understood to affect the property. The property falls within Council Tax Band D with an annual charge of approximately £2,642. The EPC rating is C. We are not aware of any known building safety concerns, health and safety notices, or planning history affecting the property. Connectivity in the area is excellent, with broadband speeds available up to approximately 900 Mbps, mobile coverage generally available across EE, Vodafone, Three and O2 networks, and satellite/fibre television services available via BT, Sky and Virgin.



## Directions

From the High Street with the offices on the left-hand side, carry on down the High Street. At the traffic lights, go straight ahead, turning left onto St Brannocks Road at the mini roundabout. Continue along this road for a short distance, and take the second left-hand turning into Bicclescombe Park Road.

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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