



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 1
4 Oxford Park
Ilfracombe
Devon
EX34 9JS

Asking Price: £150,000 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Flat 1, 4 Oxford Park, Ilfracombe, Devon, EX34 9JS



Characterful Two-Bedroom Apartment with Stunning Garden and Off-Road Parking...

- Characterful two-bedroom ground floor apartment
- Modern shower room plus separate WC
- Beautiful south-facing private rear garden
 - Off-road parking
- Useful external storage shed and utility/storage space
 - EPC: TBC
- Council Tax Band: A



A charming and characterful two-bedroom ground floor apartment, benefiting from its own private entrance, generous south-facing garden, off-road parking and far-reaching views, all whilst being conveniently situated close to local amenities and Ilfracombe's town centre.

Offering a wonderful blend of character features and practical living space, the accommodation begins with a welcoming entrance hallway featuring high ceilings and decorative coving. The spacious open-plan kitchen/dining room is fitted with a range of wall and base units, ample worktop space and room for appliances. A useful walk-in pantry provides excellent storage together with space and plumbing for a washing machine, creating a practical utility area.

The property offers two well-proportioned bedrooms, with the principal bedroom enjoying a large bay window, decorative ceiling rose, picture rails and attractive period detailing. A modern shower room is fitted with a double shower enclosure, wall-mounted wash hand basin with storage beneath and a heated towel rail, whilst a separate WC provides additional convenience.

Externally, the property truly comes into its own. The beautifully positioned south-facing rear garden enjoys a high degree of privacy and wonderful far-reaching views, creating the perfect space for relaxing, entertaining or enjoying the sunshine throughout the day. A substantial patio seating area forms the focal point of the garden, whilst a useful storage shed and additional external utility/storage space provide excellent practicality.

To the front, the property benefits from off-road parking for two small vehicles together with an attractive garden planted with a variety of mature flowers and shrubs.

Combining character, private outside space, parking and views, this delightful apartment presents an excellent opportunity for first-time buyers, downsizers or those seeking a coastal home with outdoor space.

Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Flat 1, 4 Oxford Park, Ilfracombe, Devon, EX34 9JS

Changing Lifestyles

Characterful Two-Bedroom Apartment with Stunning Garden and Off-Road Parking...

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.



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com



Characterful Two-Bedroom Apartment with Stunning Garden and Off-Road Parking...



AGENT NOTES - This property is of traditional brick and mortar construction and is registered under Land Registry Title Number DN234632 with UPRN 100040266316, held on a leasehold tenure. The lease commenced in 1979 for a term of 999 years, with approximately 952 years remaining. The property extends to approximately 1,097 sq.ft (102 sq.m) and falls under North Devon Council. Flood risk is recorded as Very Low and the property is situated within the Ilfracombe Conservation Area. The property benefits from mains gas, electricity, water and drainage, with gas central heating installed. Parking is provided via off-road parking for two vehicles, and the property enjoys outside space. The property is assessed for Council Tax Band A and has an EPC rating of [Insert EPC Rating/TBC]. There are no known building safety issues, and there are no current planning applications or permissions affecting the property or neighbouring properties. The property forms part of a building comprising three flats and currently has no formal management company in place, although one is expected to be established in June 2026. There is currently no fixed service charge, ground rent or maintenance charge, with all three flat owners contributing towards maintenance and repair costs on an as-required basis. Shared areas include the communal entrance hallway, stairwell and external access doors. Further details regarding any rights, covenants, restrictions, insurance arrangements and the proposed management structure should be confirmed by a buyer's solicitor. Connectivity is good, with broadband speeds available up to approximately 76 Mbps, mobile coverage available through EE, Vodafone, Three and O2, and television and satellite services available via BT, Sky and Virgin Media.

Directions

From Ilfracombe Town Centre with our office on your right hand side proceed along the High Street and take the first turning on your right into Springfield Road, continue to the top of the road and at the T-junction turn left into Highfield Road and then immediately left again, directly behind the stone wall, into Oxford Park the property will be found on your right hand side with a number plate 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.