



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Berkeley Place  
Ilfracombe  
Devon  
EX34 9NB

**Asking Price: £175,000 Freehold**



Changing Lifestyles

01271 866 699  
ilfracombe@boproperty.com

11 Berkeley Place, Ilfracombe, Devon, EX34 9NB

Quaint Two Bedroom Cottage benefitting from a low maintenance garden



- Two spacious bedrooms
- Low maintenance garden
  - Log burner
  - Character cottage
- Convenient tucked away location
  - EPC: D
  - Council Tax Band: B



Tucked away in the quaint and peaceful setting of Berkley Place, Ilfracombe, this charming two-bedroom cottage offers characterful accommodation and a wonderful opportunity for first-time buyers and investors alike.

The property is approached via a lovely enclosed front courtyard, creating an attractive and private outdoor space to enjoy. Inside, the accommodation comprises two generous double bedrooms, providing comfortable and versatile living space.

The spacious lounge/diner forms the heart of the home and features a charming wood-burning stove, creating a warm and inviting atmosphere. To the rear, a galley-style kitchen offers practical workspace and storage, leading through to the bathroom.

Full of character and enjoying a tucked-away position, this delightful cottage combines charm with practicality, making it an ideal first home, holiday retreat, or buy-to-let investment.

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.



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**Outside** A charming enclosed front courtyard providing a private outdoor space, ideal for enjoying a morning coffee, potted plants, or al fresco dining. This attractive area enhances the cottage's character and offers a welcoming approach to the property.

**Agents Notes** - This property is registered under Land Registry Title Number DN339421 with UPRN 10000488449 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 and is within Not applicable (no Conservation Area). Services include mains electricity, mains water, mains drainage and mains services throughout, together with underfloor heating. Access to the property is via a shared pathway/alleyway leading to the entrance. Parking is none and outside space is a courtyard garden to the front. The property is in Council Tax Band B with an annual cost of about £2,055, administered by North Devon Council. The EPC rating is D. There are no known building safety issues and planning history includes a planning record dated 21/06/1995 relating to 3 Berkeley Place EX34 9NB. Connectivity is good, with broadband speeds up to 80 Mbps, mobile coverage good, and TV/satellite services available via BT and Sky, with Virgin Media unavailable.

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## 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

### Directions

From our Ilfracombe office with the premises on your left hand side proceed along Ilfracombe High Street in the direction of Barnstaple. On sighting The Co-Operative Supermarket take the left turn onto Marlborough Road. Almost immediately after take the next left turn onto Highfield Road. Follow this road for a short distance where Berkeley Place can be found on your left hand side. On street parking can be found along Highfield Road.

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