



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1A  
Meadow Close  
Ilfracombe  
Devon  
EX34 8JA

**Asking Price: £195,000 Freehold**



**Changing Lifestyles**

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

1A, Meadow Close, Ilfracombe, Devon, EX34 8JA



A bright and spacious home offering modern living in a sought-after Ilfracombe location...

- Two Double Bedrooms
  - Garage
- Popular Residential Location
- Gas central heating and double glazing throughout
- Close to schools and local amenities
  - EPC: TBC
  - Council Tax Band: B



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## Changing Lifestyles

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**Situated in a popular residential location within Ilfracombe, this well-presented two double bedroom terraced home offers spacious accommodation, private outdoor space and a garage, making it an ideal first-time purchase, investment or coastal home.**

**Stepping inside, you are welcomed by a bright and comfortable living room, where a large window allows plenty of natural light to flood the space. To the rear, the well-appointed open-plan kitchen is fitted with attractive wooden-effect worktops and flows seamlessly into the conservatory, creating a versatile space ideal for dining, entertaining or simply relaxing while overlooking the garden.**

**The conservatory opens directly onto an enclosed rear patio, providing a low-maintenance outdoor space perfect for enjoying the warmer months. To the front, the property also benefits from a porch and additional patio area, while a single garage provides valuable storage or secure parking.**

**Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes. Completing the accommodation is a modern bathroom fitted with a contemporary rainfall shower.**

**Perfectly positioned to enjoy the very best of North Devon's coastline, the property is within easy reach of Ilfracombe's picturesque harbour, beaches, cafés, restaurants and local amenities. Scenic coastal and countryside walks are nearby, while the A361 provides convenient access to Barnstaple and the M5. Regular bus services and rail connections from Barnstaple also offer excellent links to Exeter and beyond.**

**Combining comfortable accommodation with excellent outdoor space and a sought-after coastal location, this fantastic home is ready to move straight into and is sure to appeal to first-time buyers, investors and those looking for a home by the sea.**

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.

**Outside** To the front, an attractive enclosed patio bordered by wooden fencing creates a welcoming and private seating area.

The rear features a low-maintenance patio, currently enhanced with colourful plant pots and space for a table and chairs, making it the perfect setting for al fresco dining and relaxing during the warmer months.

**Agent notes** - This property is registered under Land Registry Title Number DN57562 with UPRN 100040265968 and is held on a Freehold tenure. Constructed using traditional brick and mortar, the property occupies a plot of approximately 0.03 acres and falls under North Devon Council. It has a Very Low flood risk and is not situated within a Conservation Area. Services include mains electricity, mains water, mains drainage and mains gas central heating. Parking comprises on-street parking, together with one parking space in front of the garage, and the property also benefits from a single garage. Outside space includes an enclosed front patio and a private rear patio. The property is in Council Tax Band B, with an annual charge of approximately £2,055, and the EPC rating is to be confirmed (TBC). There are no known building safety issues affecting the property, no planning permissions or applications currently in place for this property, nor any known planning applications affecting neighbouring properties that would have an impact on the property. There are no known shared access arrangements or rights of way affecting the property. Connectivity is good, with broadband speeds of up to 72 Mbps (Superfast) available, mobile coverage across EE, Vodafone, Three and O2, and TV services available via BT, Sky and Virgin Media (subject to availability).

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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.

## Directions

From Ilfracombe High Street, with our office on your left hand side continue along the road until reaching the zebra crossing, take a left into Marlborough Road. Continue up the road and take the next right passing the Tyrrell Cottage Hospital on your right side. Instantly 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,. Once in Doone Way continue around the road and take another left leading to The Shields then left again, this will take you into Meadow Close. Number 1A can be found on your left hand side.

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