



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Merrydale Cottage  
Meridian Place  
Ilfracombe  
Devon  
EX34 9HH

**Asking Price: £180,000 Freehold**



Changing Lifestyles

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

Merrydale Cottage, Meridian Place, Ilfracombe, Devon, EX34 9HH

Modernisation project with lots of potential...



- Convenient location
  - 2 bedrooms
- Garage & Parking for 2 vehicles
  - Fantastic project
    - Attic space
    - EPC: C
- Council Tax Band: A (TBC)



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## Changing Lifestyles

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**Offered to the market with no onward chain, Merrydale presents an exciting opportunity to acquire a home with excellent potential in a convenient and accessible location. Requiring a programme of modernisation and improvement, the property offers buyers the chance to create a home tailored to their own tastes and requirements while adding value over time.**

**A standout feature of the property is the exceptional parking provision, something rarely found with homes of this type. The property benefits from a large private driveway providing off-road parking for two vehicles. In addition, there is a single garage situated beneath the property, offering further parking, storage or workshop potential, creating a level of flexibility seldom available in the area.**

**Internally, the accommodation comprises a comfortable lounge leading through to an open-plan kitchen, providing a practical layout with scope for enhancement. To the first floor are two well-proportioned double bedrooms, with the principal bedroom enjoying attractive sea glimpses, together with the family bathroom. The property also benefits from a useful attic space, ideal for storage and helping to maximise the home's practicality.**

**With its generous parking, garage, attic storage and scope for improvement, Merrydale offers an excellent opportunity for buyers seeking a property they can modernise and make their own.**

Ilfracombe is an historic Victorian seaside resort and provides shopping facilities as well as other amenities such as Building society, 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 new water sports centre, 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 seaside award or Hele Bay, to the east of the town, also award winners, for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes driving time.



**Outside** The property benefits from a private driveway providing off road parking for up to two vehicles, together with a single garage, offering excellent parking and useful additional storage or workshop potential. To the rear, there is a private enclosed courtyard garden, creating a low maintenance outdoor space that is ideal for relaxing, entertaining or enjoying a morning coffee. Offering plenty of scope to enhance and personalise, it provides the perfect blank canvas for buyers looking to create an attractive and practical outdoor seating area.

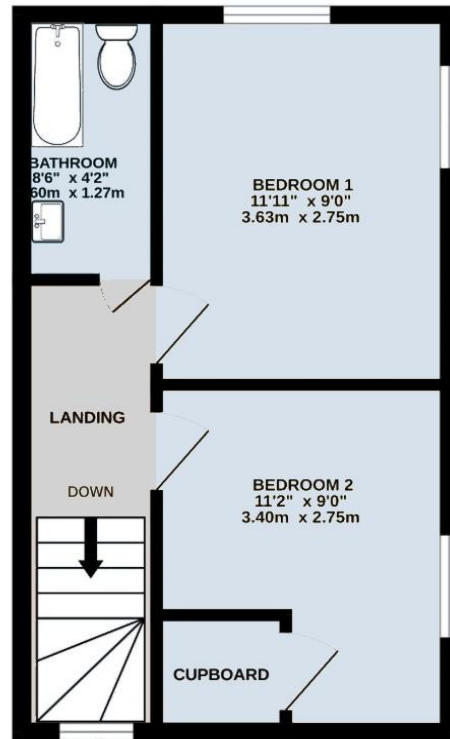
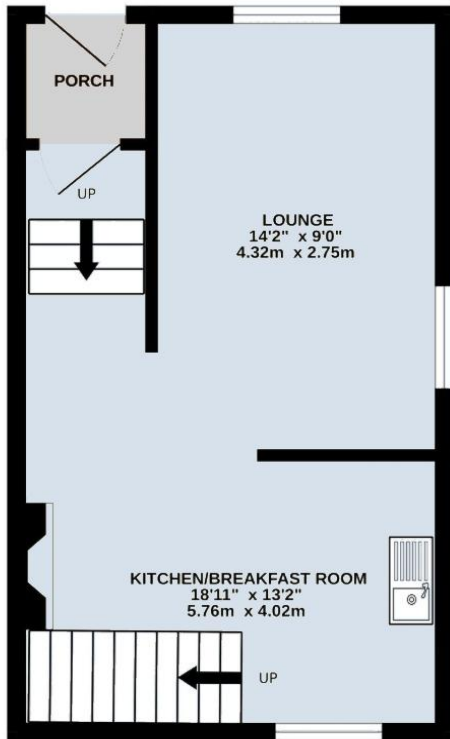
**AGENTS NOTES** - Merrivale Cottage is a freehold, two bedroom semi detached property of traditional brick and stone construction, located within the Ilfracombe Conservation Area. The property benefits from mains water, gas, electricity and drainage. It falls within Council Tax Band A, currently £1,761 per annum, and has an EPC rating of C (70) with the potential to improve to B (87). Flood risk is considered very low. Superfast broadband is available with speeds of up to 80 Mbps, with mobile coverage available from EE, Vodafone, Three and O2, subject to provider. Satellite and television services are available from BT, Sky and Virgin Media. The internal floor area is approximately 645 sq ft (60 sq m).

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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		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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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