



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

78 Doone Way  
Ilfracombe  
Devon  
EX34 8HS

**Asking Price: £215,000 Freehold**



Changing Lifestyles

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

78 Doone Way, Ilfracombe, Devon, EX34 8HS

2 bedroom bungalow in a quiet sought after location



- Stunning views
- 2 bed bungalow
  - Solar panels
- Garage and parking
  - EPC: D
- Council Tax Band: B



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**Situated in the popular Doone Way area of Ilfracombe, this two-bedroom terraced bungalow enjoys lovely views and offers an excellent opportunity for buyers seeking a home with potential.**

**The accommodation comprises two spacious double bedrooms, a bright and comfortable living area, kitchen, and bathroom. While the property would benefit from a degree of modernisation, it presents a fantastic opportunity to update and personalise to individual tastes.**

**Outside, there is a delightful garden providing a pleasant space to relax, entertain, or simply enjoy the attractive outlook. The property also benefits from a separate garage, offering useful storage or secure parking.**

**Occupying a desirable residential position with appealing views, this bungalow combines generous accommodation, attractive outdoor space, and excellent potential for improvement, making it an ideal purchase for a range of buyers. Early viewing is recommended to fully appreciate all that this property has to offer.**

**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** The rear garden is predominantly laid to lawn and enjoys attractive far-reaching views. Featuring a selection of mature shrubs and bushes, it provides a pleasant outdoor space to relax and unwind. A useful storage area adds practicality, making the garden both appealing and functional.

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**Agents Notes** - This property is registered under Land Registry Title Number DN18746 with UPRN 100040264396 and held on a Freehold tenure. The plot measures approximately 0.09 Acres (2 Plots). It falls under Devon, with a flood risk recorded as Very Low and is within Not applicable. Services include electric and mains. Parking is Garage and outside space is Rear Garden. The property is in Council Tax Band B with an annual cost of about £2,055. The EPC rating is D. There are No known building safety issues and planning history records noted at neighbouring properties on Doone Way dated 19/12/1994, 24/02/2014, 16/03/2017 and 06/01/2020 (subject property planning history TBC). Connectivity is good, with broadband speeds up to 1800 Mbps, mobile coverage Good, and TV/satellite services via BT and Sky, with Virgin availability not available.

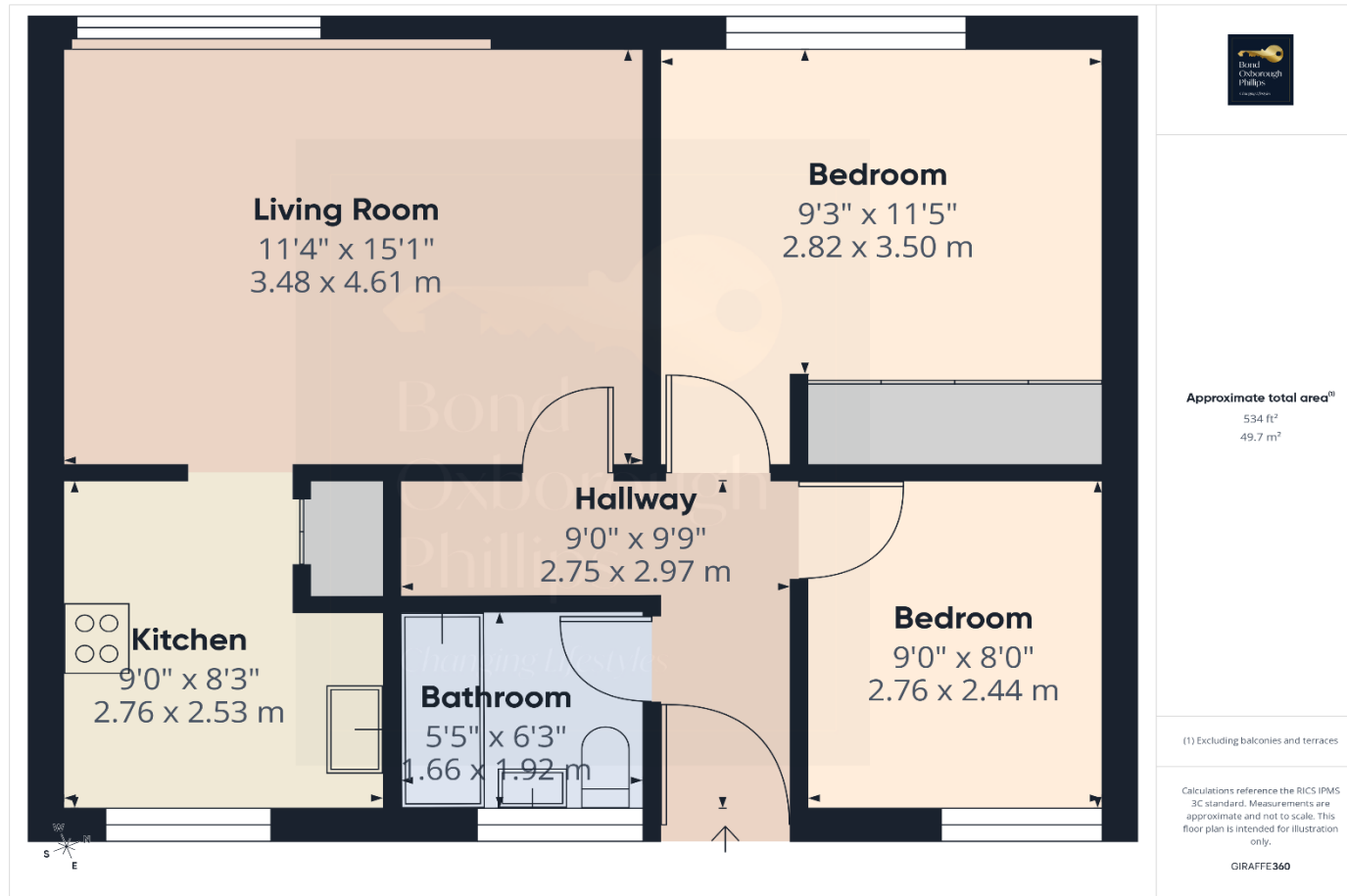


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## Have a property to sell or let?

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		95 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

Proceed along the High Street with our offices on your left hand side, taking a left hand turn on to Marlborough Road. Bear right onto St Brannocks Park Road and then take a left onto Furze Hill Road. Proceed along this road bearing left into Doone Way. Go up Doone Way and number 78 can be found towards the end of the road on the right hand side.

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