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23 CHURCH ROAD

Ilfracombe, Devon

£240,000 FREEHOLD

Predicted Rental Income £1200pcm

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Offered for sale with no onward chain, 23 Church Road is a spacious and well-maintained four-bedroom semi-detached Victorian home, ideally positioned in central Ilfracombe. Boasting high ceilings, generous living accommodation, an enclosed rear garden and countryside views, the property offers plenty of character alongside excellent scope for new owners to make it their own.

Ilfracombe Office: 48 High Street, Ilfracombe, North Devon, EX34 9QB **Email:** ilfracombe@webbers.co.uk

Key Features

- Spacious four-bedroom semi-detached Victorian home in a central Ilfracombe location
- Two generous reception rooms comprising a spacious lounge and separate dining room
- Characterful accommodation with high ceilings and well-proportioned rooms throughout
- Practical ground-floor layout with separate WC, shower room and galley-style kitchen
- Enclosed private rear garden with patio area and views towards the surrounding countryside
- Four first-floor bedrooms, including two spacious doubles, a further smaller double and a single
- Freehold property with gas central heating and the added benefit of no onward chain

Overview

Offered to the market with no onward chain, 23 Church Road is a substantial and well-maintained four-bedroom semi-detached Victorian home, occupying a convenient central position within the popular North Devon coastal town of Ilfracombe. Offering generous and flexible accommodation arranged over two floors, the property is full of period charm and provides an excellent opportunity for new owners to further personalise and enhance the home to suit their own tastes and requirements.

The property enjoys the spacious proportions commonly associated with Victorian homes, including high ceilings and generously sized rooms, creating a light and comfortable feel throughout. While the property has been well cared for, there remains scope for a purchaser to introduce their own style and potentially modernise selected areas over time.

Upon entering the property, you are welcomed into a spacious entrance hall which provides access to the principal ground-floor accommodation. The lounge is a particularly generous reception room, offering ample space for comfortable seating and making an ideal area in which to relax or entertain. A separate spacious dining room provides a further versatile reception space, well suited to family dining, entertaining guests or potentially being adapted for alternative uses depending on the needs of the purchaser.







The ground floor also benefits from a separate WC and a useful shower room, adding a practical element to the accommodation and making the layout particularly convenient for family living or visiting guests.

To the rear of the property is the galley-style kitchen, which is fitted with a one-and-a-half bowl sink and drainer, gas hob, and space and plumbing for both a dishwasher and washing machine. The kitchen provides a practical working space and offers access towards the rear of the property.

Outside, the home enjoys an enclosed rear garden, predominantly patioed to provide a relatively low-maintenance outdoor area. This creates a pleasant and private space for outdoor seating, dining, entertaining or simply relaxing during the warmer months.

Moving to the first floor, the property continues to offer an impressive amount of accommodation. There are four bedrooms in total, comprising two particularly spacious double bedrooms, a further smaller double bedroom and a single bedroom. The variety of bedroom sizes provides flexibility for a family, while one of the rooms could equally be utilised as a home office, study or guest room if desired. The first floor is further served by a family bathroom together with an additional separate WC, an especially useful feature in a property of this size.

Additional benefits include gas-fired central heating via radiators, high ceilings, an enclosed rear garden and pleasant views towards the surrounding countryside. The combination of substantial internal accommodation and the property's character makes it an appealing option for buyers seeking a traditional period home in a central location. Situated within Ilfracombe, the property is conveniently placed for access to the town and its range of local amenities, while also benefiting from the wider appeal of North Devon's coastline and surrounding countryside.

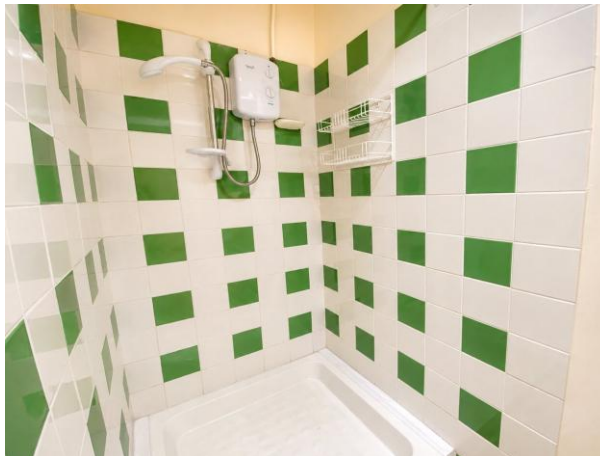
With its spacious layout, four-bedroom accommodation, Victorian proportions and scope for further personalisation, 23 Church Road represents an excellent opportunity for families, investors or purchasers searching for a sizeable character property in Ilfracombe. The property is freehold and is offered for sale with the significant advantage of no onward chain.















The Area

Ilfracombe is a popular and characterful coastal town on the North Devon coast, well known for its picturesque harbour, dramatic coastline and excellent range of local amenities. The town offers a variety of independent shops, cafés, restaurants and leisure facilities, together with schools, healthcare services and regular transport links to surrounding areas. The harbour and seafront provide a vibrant focal point, while nearby beaches, coastal walks and Exmoor National Park offer plenty of opportunities to enjoy the outdoors. With its mix of traditional seaside charm, striking scenery and everyday conveniences, Ilfracombe remains a sought-after location for permanent residents, second-home owners and visitors alike.





Directions

Applicants are advised to proceed from our offices in a westerly direction along the High Street and on into Church Street, continue through the traffic lights and around the mini roundabout taking the 4th exit on the left into Church Road, continue up Church Road at at the brow of the hill follow the road down and No 23 will be found on the left hand side just down from the top of the hill.

Services and Utilities

All services are mains connected. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

View this property

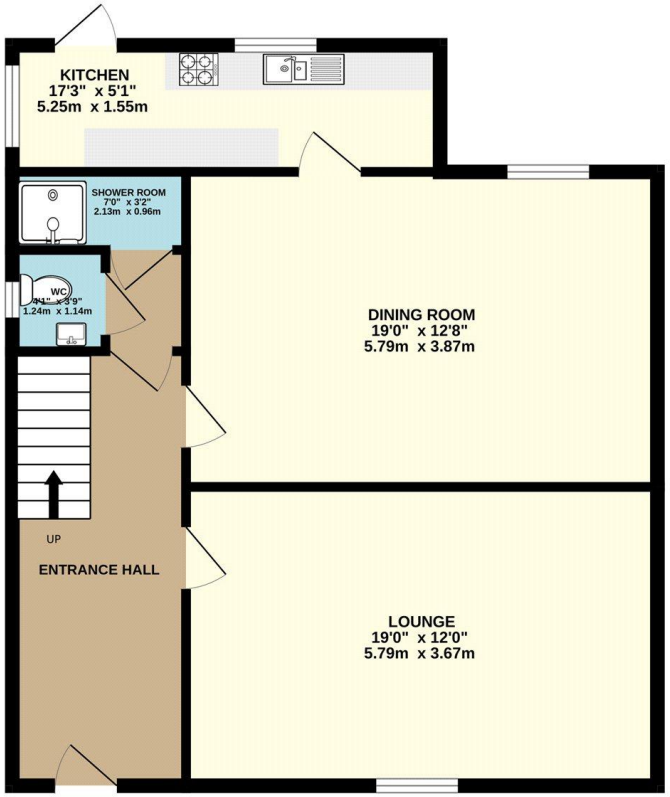
Please contact our Ilfracombe Office on 01271 863091

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

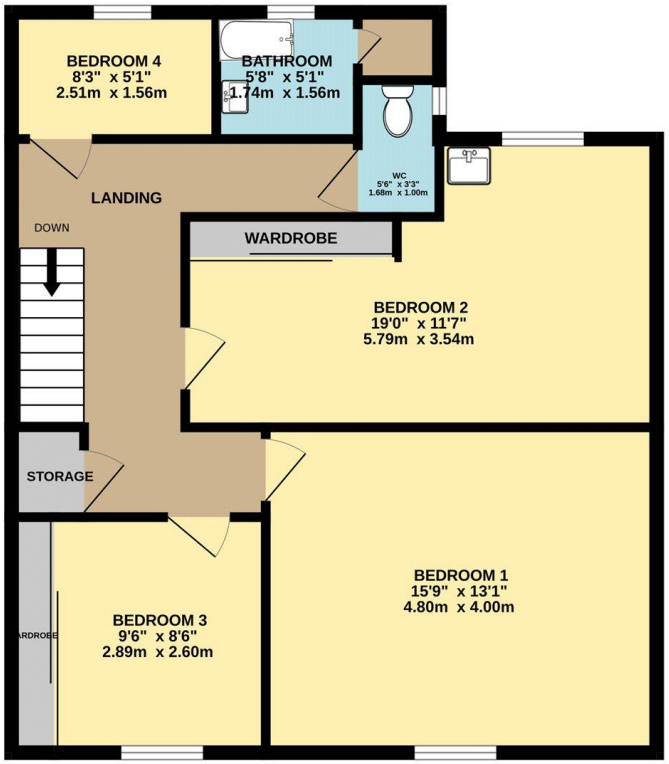
Viewing

Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk
Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting** https://checker.ofcom.org.uk

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