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LANGLEIGH PARK

Ilfracombe, Devon

£235,000 FREEHOLD

Predicted Rental Income £1000pcm

B | 3 | 1 | 2 | TBC

Situated within the popular and established cul-de-sac of Langleigh Park, this well-proportioned three bedroom semi-detached house offers comfortable family accommodation together with excellent outside space and parking. The property benefits from off-street parking for approximately two vehicles, as well as a single garage, while to the rear is a generous garden which enjoys an attractive streamside setting. Conveniently positioned for access to local amenities, schools and the town centre, the property represents an appealing opportunity for a range of buyers and is offered for sale with no onward chain.

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

Key Features

- Popular cul-de-sac location
- Three bedroom semi-detached house
- Two double bedrooms and further single bedroom/home office
- Generous lounge with separate dining area
- Separate kitchen with access to the rear garden
- Shower room with three-piece white suite
- Off-street parking for approximately two vehicles
- Single garage
- Generous low-maintenance rear patio garden
- Attractive stream running alongside the rear garden
- Scope for modernisation and improvement
- Excellent opportunity to put your own stamp on the property
- No onward chain
- All services mains connected
- EPC - TBC
- Council Tax Band - B

Overview

Situated within the popular and established cul-de-sac of Langleigh Park, this well-proportioned three bedroom semi-detached house offers comfortable and practical accommodation ideally suited to a range of buyers.

On entering the property, there is a useful entrance porch providing a practical space for coats, shoes and everyday storage before stepping through into the main living accommodation. The lounge is a generous and comfortable reception room with ample space for a range of furniture. An open archway leads through into the adjoining dining area, creating a sociable and connected layout while still retaining a sense of separation between the two spaces. From the dining area, doors open directly onto the rear garden, allowing plenty of natural light into the room and providing an easy connection between the indoor and outdoor living spaces.

The kitchen is positioned separately from the main reception areas and offers a practical arrangement of storage and work surfaces, together with space for the usual appliances. A further door provides direct access out to the rear garden, making the outside space particularly convenient for day-to-day use and entertaining.

On the first floor, the landing provides access to all three bedrooms and the shower room. There are two well-proportioned double bedrooms, both offering comfortable accommodation with space for bedroom furniture. The third bedroom is smaller in size and would make an ideal single bedroom, nursery or home office, depending on individual requirements. Completing the first-floor accommodation is the shower room, which is fitted with a three-piece white suite comprising shower room, wash hand basin and WC.

Outside, the property continues to offer plenty of appeal. To the front there is off-street parking for approximately two vehicles together with access to the single garage, providing useful additional parking or storage. To the rear is a generous low-maintenance patio garden, providing an easy-to-manage outdoor space ideal for seating, entertaining and enjoying the warmer months. The garden runs alongside a stream, which adds an attractive natural feature and creates a pleasant backdrop to the outside space.





The Area

Ilfracombe is a popular and characterful coastal town on the dramatic North Devon coastline, well known for its picturesque harbour, Victorian architecture and spectacular sea views. The town offers a wide range of everyday amenities including independent shops, cafés, restaurants, schools and leisure facilities, while attractions such as the harbour, Tunnels Beaches and the famous Verity sculpture add to its appeal. The surrounding area provides excellent access to scenic coastal walks, beaches and countryside, with Woolacombe, Combe Martin and Exmoor all within easy reach. Ilfracombe is also well connected by road to Barnstaple, where a broader range of shopping, employment and transport facilities can be found.





Services and Utilities

All services 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

Directions

Applicants are advised to proceed from our offices in a westerly direction along the High Street. Continue through the traffic lights at Church Street and take the left-hand exit at the mini roundabout. Turn immediately right into Church Hill, passing the Parish Church lych gates at the top of the hill, and continue into Langleigh Road. Follow Langleigh Road to the T-junction, turn right and then immediately left into Langleigh Park. Continue for approximately 75 metres, where Number 6 will be found.

View this property

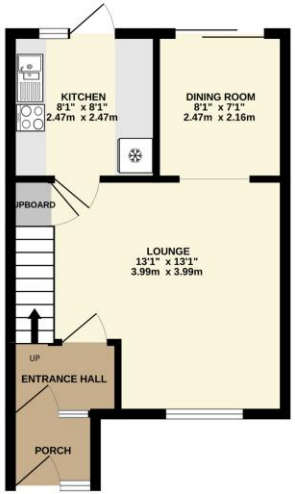
Please contact our Ilfracombe Office on 01271 863091

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

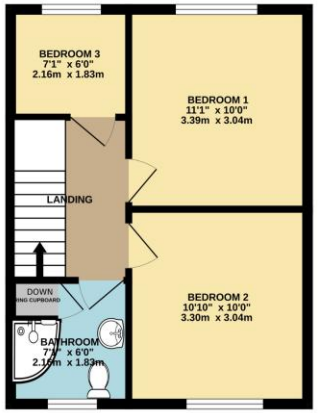
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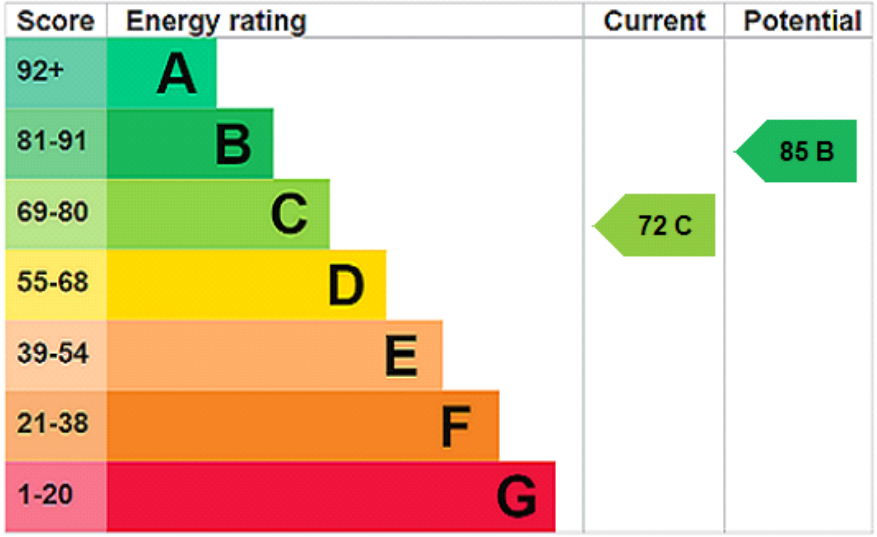
Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR



1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 £1000 to £1100 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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