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PORTLAND PARK

Ilfracombe, Devon

£350,000 FREEHOLD

Predicted Rental Income £1250pcm



2 Portland Park is an attractive and well-presented three-bedroom semi-detached family home, situated on a private road in a sought-after elevated position and enjoying wonderful sea views. The property also benefits from gardens to the front and rear, together with a garage and off-street parking, 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

- Attractive Three-Bedroom Semi-Detached Family Home
- Superb Position Enjoying Wonderful Sea Views
- Well-Presented Accommodation Throughout
- Open-Plan Living Space
- Garage and Off-Street Parking
- Front garden and Rear decked area.
- Gas Central Heating and Double Glazing
- Offered for Sale with No Onward Chain
- Council Tax Band - Business Rates
- EPC - D

Overview

2 Portland Park is an attractive and well-presented three-bedroom semi-detached family home, positioned on a private road in an elevated setting and enjoying superb far-reaching views across the Bristol Channel.

Arranged over two floors, the property is finished in a modern, neutral style throughout and offers bright, well-proportioned accommodation ideally suited to family living. At the heart of the home is an impressive open-plan lounge, kitchen and dining space, creating a sociable and versatile area for everyday living and entertaining.

Leading off the dining area is a useful sun lounge and separate utility room, positioned to the rear of the property and providing direct access out to the garden. This additional space adds further flexibility to the ground floor and creates a practical connection between the main living accommodation and outside space. On the first floor are three generous bedrooms, including a sea-facing bedroom which enjoys the impressive coastal outlook, together with a family bathroom.

One of the standout features of the property is the raised decked terrace to the front, enclosed by a glass balustrade and perfectly positioned to take full advantage of the impressive sea views. There is ample room for outdoor seating and dining, making this an ideal spot to relax and enjoy the outlook.

The front garden is attractively planted with a variety of flowers and shrubs, with access also available to a useful cellar beneath the property. A pathway leads around to the rear, where there is an additional raised decked area with established planting, together with off-street parking and access onto Castle Hill. The property also benefits from a detached garage with an up-and-over door, light and power.

Offered for sale with no onward chain, 2 Portland Park presents an excellent opportunity to acquire a stylish and versatile coastal home in a desirable position. A viewing is highly recommended to fully appreciate the accommodation, setting and exceptional views on offer.











The Area

Ilfracombe is a popular and picturesque coastal town on the North Devon coast, well known for its dramatic scenery, historic harbour and excellent access to the South West Coast Path. The town offers a wide range of everyday amenities including independent shops, cafés, restaurants, schools and leisure facilities, while the harbour area is home to Damien Hirst's renowned Verity statue and provides access to boat trips along the coast and to Lundy Island.



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

From our Webbers Ilfracombe office at 48 High Street, turn left and continue along the High Street in the direction of Portland Street. Continue towards Castle Hill and turn right into Castle Hill. After a short distance, turn left into Portland Park, a private road, where No. 2 will be found near the beginning of the road on your right.

View this property

Please contact our Ilfracombe Office on 01271 863091

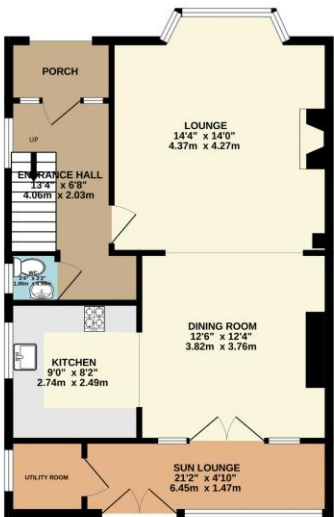
**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**



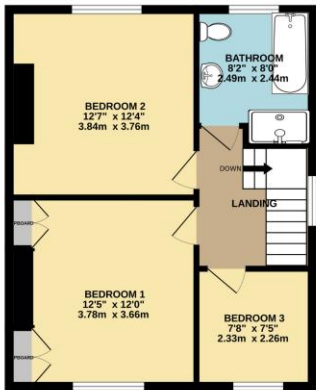
Viewing

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



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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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 £1200 to £1300 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://checkerofcom.org.uk>

