www.webbers.co.uk







PARK WAY

Ilfracombe, Devon

£260,000 FREEHOLD

Predicted Rental Income £950pcm

C 2 1 2 C

Offering an exciting opportunity to create a home to personal taste, 12 Park Way is a spacious two double bedroom detached bungalow occupying a popular residential position in Ilfracombe, within a short walk of Bicclescombe Gardens and the town centre. Enjoying pleasant countryside views from the principal bedroom and lounge, together with distant sea views from the generous rear garden, the property has plenty of potential. Although requiring modernisation throughout, it benefits from a single garage, gas central heating and double glazing, with scope for further extension subject to the necessary consents. Available with no onward chain.

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

Key Features

- Detached bungalow offering excellent potential for modernisation and improvement.
- Attractive countryside views from the principal bedroom and lounge.
- Generous rear garden enjoying distant sea views.
- Popular residential setting within walking distance of Bicclescombe Gardens and Ilfracombe town centre
- Single garage at road level and offered with no onward chain.
- Potential to extend subject to the necessary planning consents.
- EPC Rating C.
- Council Tax Band C.
- All mains services connected, including gas, electricity, water and drainage.

Overview

Situated in the popular Park Way area of Ilfracombe, this detached bungalow presents an excellent opportunity for purchasers looking to modernise a property and create a home tailored to their own requirements. Offering well proportioned accommodation arranged entirely on one level, the bungalow enjoys attractive countryside views to the front, a generous rear garden with distant sea views and the practical benefit of a single garage at road level.

The property requires updating throughout, providing considerable scope for improvement and personalisation. There may also be potential to extend the existing accommodation, subject to obtaining the necessary planning permissions and consents.

Upon entering the property, a small entrance porch leads through to the central hallway, which provides access to the principal rooms. Positioned to the front is the generous main bedroom, a comfortable double room enjoying pleasant views across the surrounding countryside. Directly opposite, the spacious lounge benefits from the same attractive outlook, offering a welcoming living area with plenty of potential to create a comfortable space for everyday relaxation.

Continuing along the hallway, the second double bedroom is positioned towards the rear of the bungalow and overlooks the garden. This room provides flexible accommodation, whether required as a guest bedroom, additional sleeping space or a dedicated home office.

The family bathroom is fitted with a traditional three piece suite, while the kitchen offers a practical arrangement of wall and base units, a stainless steel sink with drainer and space beneath the worktops for appliances, together with provision for a cooker. Although the kitchen would benefit from modernisation, it provides a useful starting point for purchasers wishing to redesign the space to suit their own preferences.







Leading directly from the kitchen is a small conservatory, providing an additional area overlooking the outside space and offering access into the rear garden. This connection between the kitchen, conservatory and garden provides an appealing opportunity to enhance the relationship between the internal accommodation and the outdoor surroundings.

Externally, the bungalow is approached through a tiered front garden, with a single garage positioned conveniently at road level and offering space for a car.

The rear garden is a particularly attractive feature of the property, being generous in size and arranged across a combination of tiered and sloping ground. Enjoying distant sea views, it presents an opportunity for keen gardeners or purchasers wishing to create an enjoyable outdoor environment. With thoughtful landscaping, the garden has the potential to accommodate areas for seating, planting and outdoor relaxation, making the most of its setting and outlook.

Further benefits include UPVC double glazing throughout and gas fired central heating supplied by a Worcester combination boiler, with all mains services connected.

Offered to the market with no onward chain, 12 Park Way represents an appealing opportunity for buyers seeking a detached bungalow in an established Ilfracombe residential area. Its generous garden, attractive views and convenient position close to Bicclescombe Gardens and the town centre combine to offer considerable potential for those prepared to undertake a programme of modernisation. Council Tax Band - C, EPC- C and All services mains connected.















The Area

Ilfracombe is a picturesque coastal town in North Devon, renowned for its dramatic coastline, historic harbour and Victorian architecture. The town offers a good selection of independent shops, cafés, restaurants and everyday amenities, alongside popular attractions including Tunnels Beaches, the iconic Verity sculpture and the South West Coast Path. Nearby Bicclescombe Gardens provides an attractive green space for leisurely walks, while the wider area offers easy access to the beautiful beaches of Woolacombe and Croyde, as well as the spectacular countryside of Exmoor National Park. With its coastal character, welcoming community and surrounding natural beauty, Ilfracombe offers an appealing lifestyle for residents and visitors alike.





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 on the High Street, Ilfracombe heading in a westerly direction, proceed through the traffic lights at Church Street and at the mini roundabout, take the first exit on to St Brannocks Road. Proceed along this road and take the second left hand turning in to Bicclescombe Park Road, proceed along the road, passing the entrance to the park on the left and then take the first right hand turning into Park Way. Follow the road around bearing to the left and number 12 will be found a short way along on the right hand side, indicated by our for sale board.

View this property

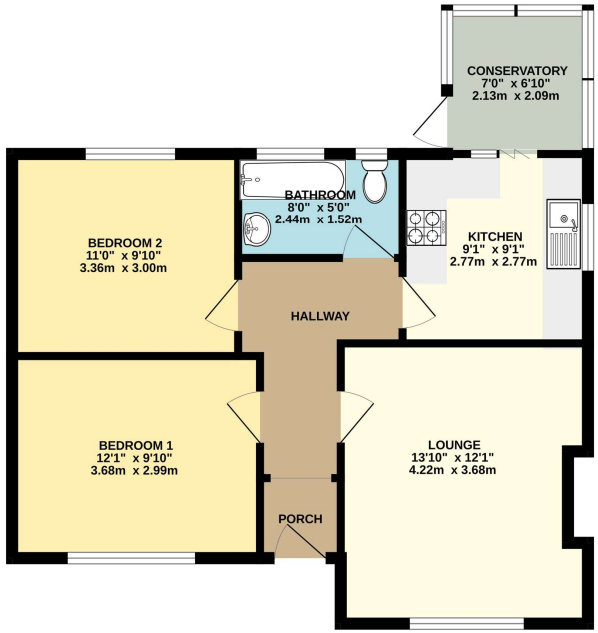
Please contact our Ilfracombe Office on 01271 863091

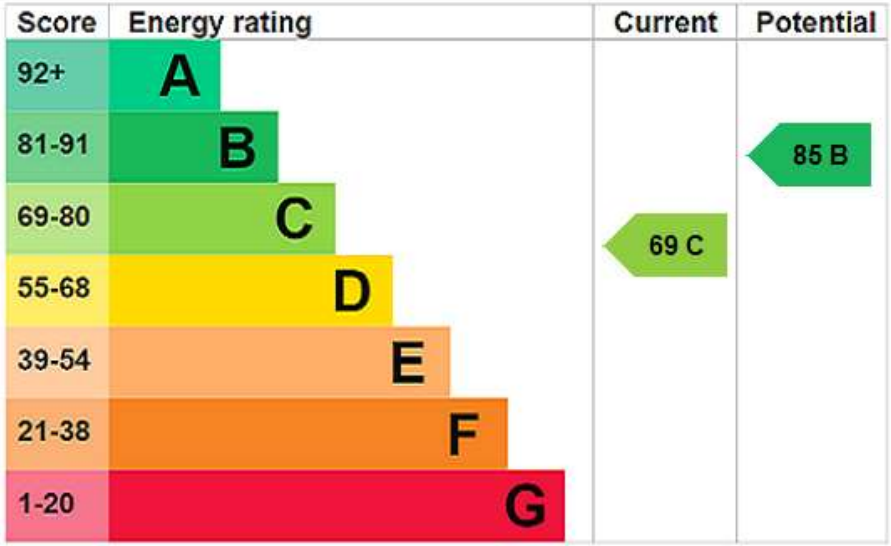
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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





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 £925 to £950 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

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK