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29 THE SHIELDS

Ilfracombe

£265,000 FREEHOLD

Predicted Rental Income £900pcm

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Boasting wonderful far-reaching views across the rolling North Devon countryside towards the Torrs and beyond, this beautifully maintained two-bedroom mid-terrace bungalow offers an appealing blend of modern comforts and charming outdoor space. Thoughtfully improved, the property features a welcoming lounge with a cosy log-burning stove, a practical front utility extension, solar panels and well-proportioned accommodation throughout. Outside, the delightful established gardens provide a peaceful retreat with attractive seating areas and space to grow your own produce, whilst a single en-bloc garage with additional parking completes this charming home.

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

Key Features

- Beautifully Presented Two-Bedroom Mid-Terrace Bungalow
- Stunning Far-Reaching Countryside Views Towards the Torrs
- Cosy Lounge with Feature Log-Burning Stove
- Solar Panels, Gas Central Heating & Useful Utility Extension
- Delightful Established Gardens with Patio Seating Areas
- Single En-Bloc Garage with Additional Parking Space

Overview

Enjoying a delightful position with far-reaching countryside views towards the Torrs and beyond, this beautifully maintained and modernised two-bedroom mid terrace bungalow offers comfortable, well-presented accommodation, attractive gardens and a garage en-bloc. The property has been thoughtfully improved over the years and benefits from a cosy log-burning stove, solar panels and a useful front extension providing additional utility space, making it an appealing choice for those seeking convenient single-storey living.

Internally, the accommodation is light, bright and well proportioned throughout. The welcoming lounge is a particular highlight, featuring a charming log-burning stove which creates a warm and inviting atmosphere, whilst the large rear window perfectly frames the impressive countryside views. The separate fitted kitchen offers a good range of wall and base units with ample worktop space, whilst the addition of a front extension provides a practical utility area, ideal for everyday household needs.

There are two well-proportioned bedrooms, with the principal bedroom enjoying lovely views across the surrounding countryside and benefiting from built-in wardrobes. The accommodation is completed by a modern bathroom, fitted with a panel bath, wash hand basin and WC.







Externally, the property enjoys delightful, established gardens which have been designed with ease of maintenance in mind whilst having the ability to grow your own produce. A patio seating areas provides an ideal setting for outdoor dining, relaxing or simply taking in the wonderful open outlook towards the Torrs and surrounding countryside. The property also benefits from a single en bloc garage with a raised parking space, providing useful parking or storage facilities.

Further features include UPVC double glazing, gas-fired central heating and solar panels, contributing towards the property's energy efficiency and everyday running costs.

Offering an excellent combination of modern comforts, practical living space and wonderful countryside views, this attractive bungalow presents a fantastic opportunity for those looking to downsize, retire or enjoy the convenience of single-storey living in a peaceful setting.















The Area

Ilfracombe is a picturesque and popular coastal town situated along the stunning North Devon coastline, renowned for its dramatic scenery, historic harbour and beautiful surrounding countryside. The town offers an excellent range of everyday amenities, including independent shops and supermarkets. The historic harbour is home to Damien Hirst's iconic Verity statue, whilst the famous Tunnels Beaches and scenic South West Coast Path provide wonderful opportunities to explore the spectacular coastline. The nearby award-winning beaches of Woolacombe, Croyde and Saunton Sands are all within easy reach, whilst Exmoor National Park offers miles of breathtaking countryside. The regional centre of Barnstaple is approximately 12 miles away, providing a wider range of shopping facilities, transport connections and services.

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





Directions

Applicants are advised to proceed from our offices in a westerly direction along the High Street. Turn first left into Malborough Road immediately opposite Co-Op Supermarket and proceed up the hill. Take the first turning on the right hand side into St. Brannocks Park Road and continue along this road passing the Tyrrel Hospital. Turn off left into Furse Hill Road and continue along this road into Doone Way. Continue up the hill and around the S bend and then take the first left hand turn into The Shields. Once in The Shields follow the road around the property will be left on your left hand side.

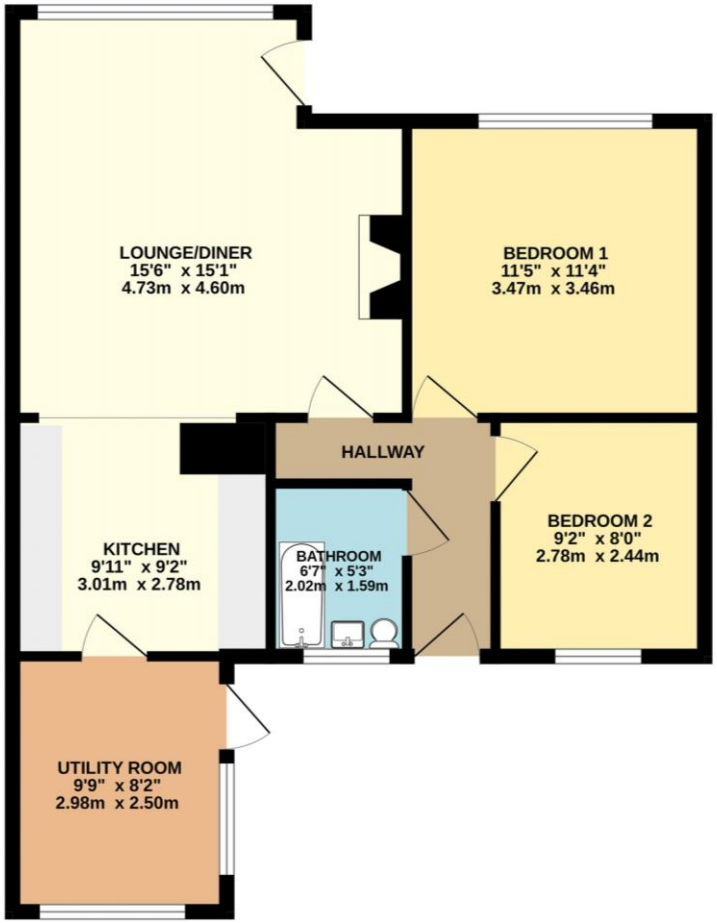
View this property

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.



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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