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THE SHIELDS

Ilfracombe, Devon

£235,000 FREEHOLD

Predicted Rental Income £900pcm

B 2 1 1 B

Enjoying pleasant views towards the Cairn, a generous tiered garden and the benefit of solar panels, 22 The Shields is an appealing two bedroom end terrace bungalow offering comfortable and practical single storey living. The property features a bright and spacious lounge, a well proportioned kitchen/diner and useful storage throughout. Outside, the garden provides a combination of paved and lawned areas, complemented by two storage sheds, private parking for approximately two vehicles and a separate garage. With an impressive EPC rating of B, this is a home that combines space, convenience and energy efficiency.

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

Key Features

- Pleasant views towards the Cairn from the principal rooms.
- Generous three tiered garden with paved and lawned areas.
- Private parking for approximately two vehicles and a separate garage.
- Solar panels providing excellent energy efficiency.
- EPC Rating: B.
- Council Tax Band: B.
- Services: All mains services connected.

Overview

Situated within an established residential area of Ilfracombe, 22 The Shields is a spacious two bedroom end terrace bungalow offering well arranged accommodation, a generous tiered garden and pleasant views towards the Cairn. With the additional benefits of solar panels, private parking and a separate garage, the property is ideally suited to those seeking comfortable and practical single storey living.

Upon entering the property, a generously sized entrance porch provides a welcoming introduction, complete with a useful storage cupboard and space for coats and shoes. This leads into a central hallway connecting the main accommodation. Positioned to the front is the generous principal bedroom, benefiting from fitted glass fronted sliding wardrobes and pleasant views towards the Cairn. Directly opposite is the spacious and bright lounge, enjoying a similar outlook and offering an inviting space for relaxing or entertaining.

Continuing along the hallway, two useful cupboards provide additional storage, one of which houses the boiler. Towards the rear is the second bedroom, offering flexibility for guests or use as a home office. The shower room comprises a corner shower enclosure and white fitted WC with concealed cistern.







Completing the accommodation is the generously proportioned kitchen/diner, featuring white gloss fitted units, a round sink with drainer and space for a cooker and freestanding appliances. There is also ample room for a dining table, creating a practical space for everyday meals and socialising.



Externally, the property enjoys a good sized garden arranged over three tiers, incorporating both paved and lawned areas, ideal for outdoor dining, gardening and relaxation. A substantial shed at the top of the garden provides excellent storage, with a further shed located to the side of the bungalow.

Additional benefits include private parking for approximately one to two vehicles and a separate garage within a block. The property also benefits from solar panels, contributing to its impressive EPC rating of B.



Offering a combination of generous accommodation, useful outside space, attractive views and energy efficiency, this bungalow presents an appealing opportunity for buyers seeking a convenient coastal home.










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The Area

Ilfracombe is a popular coastal town situated along the stunning North Devon coastline, offering a picturesque harbour, beautiful beaches and a wide range of independent shops, cafés, restaurants and local amenities. The town benefits from primary and secondary schools, healthcare facilities and excellent access to the South West Coast Path, with breathtaking coastal walks and scenery. The award-winning beaches of Woolacombe, Croyde and Saunton are within easy driving distance, whilst Barnstaple, North Devon's principal town, provides further shopping, leisure facilities and transport links.

Services and Utilities

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 on your right hand side on the corner and clearly marked by one of our for sale boards.

View this property

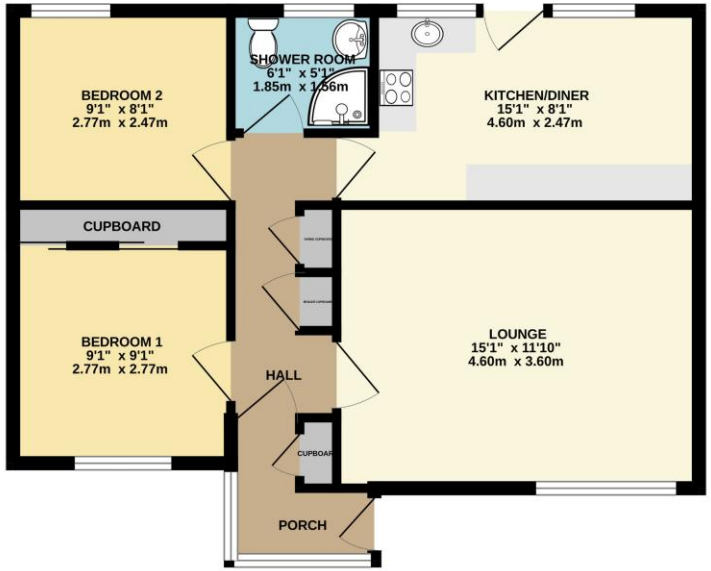
Please contact our Ilfracombe Office on 01271 863091

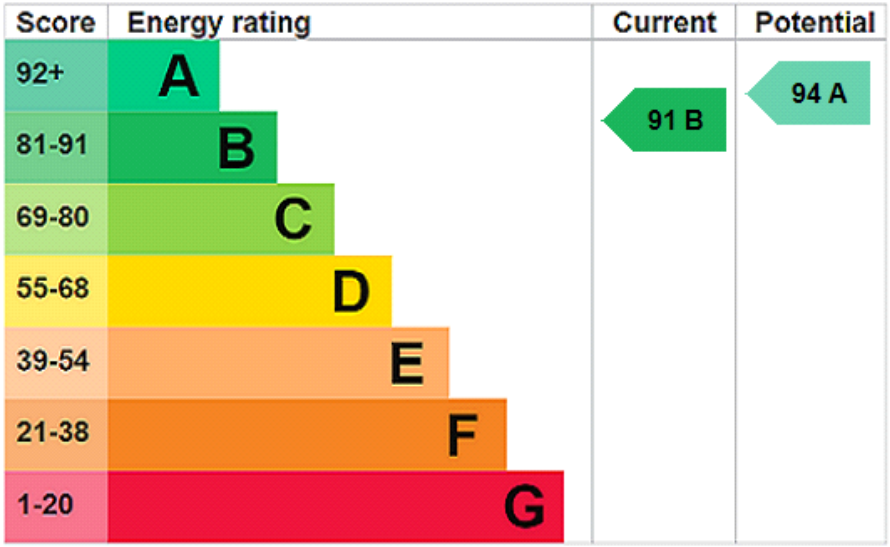
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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





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 £900 to £925 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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