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WATERMOUTH ROAD

Ilfracombe, Devon

£199,950 FREEHOLD

Predicted Rental Income £1000pcm

B 2 1 3 D

Situated on the outskirts of the town in the popular Hele area and enjoying excellent views towards the countryside, this two double bedroom mid terraced house also benefits from a converted occasional room in the roof and has been cosmetically updated throughout. The property offers a tiered courtyard garden, kitchen and separate utility space, adding to its everyday practicality. Set within a short walk of Hele Beach, it combines flexible accommodation with a convenient coastal setting and will appeal to buyers seeking a home close to both the town and the shoreline. No onward chain.

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

Key Features

- Original Victorian tiled flooring creates an impressive first impression.
- Bright front lounge with generous proportions and good natural light.
- Useful utility area with Belfast sink and additional storage.
- Rear courtyard and raised patio garden add practical outside space.
- Main bedroom enjoys an attractive countryside outlook.
- Versatile top floor occasional room with generous eaves storage.
- All services are mains connected
- Council Tax Band - B
- EPC - D

This appealing mid terraced house offers a natural blend of period character and practical living space, arranged over three floors and well suited to a range of buyers. The property opens into an inviting entrance hall where the original Victorian tiled flooring immediately sets the tone and adds a strong sense of character. To the front, the lounge is a generous and bright reception room with a pleasant outlook and plenty of natural light, creating a comfortable main living space.

Further along the hall, the kitchen is well proportioned and fitted with a good range of wall and floor units, together with a stainless steel sink and drainer, a five ring gas hob and a built in cooker. The gas combi boiler is also located here, keeping the layout practical and efficient for day to day use. To the rear, a useful utility space adds further storage and worktop potential, with additional wall and floor units, undercounter space for a washing machine and a built in Belfast sink.

From here, access leads out to a small rear courtyard which in turn offers potential for enlargement of the accommodation, subject to any necessary planning permissions and consents. Steps rise to a level rear patio garden, providing a more elevated outdoor space for seating, dining or simply enjoying the fresh air, with rear access onto the lane behind adding extra convenience.

On the first floor, the half landing gives access to the bathroom, fitted with a hand basin, w.c, bath and shower, with tiled finishes adding a clean and practical feel. On the main landing, the rear bedroom is the smaller of the two doubles, though still a good size and well suited as a guest room, home office or comfortable everyday bedroom. The principal bedroom sits to the front and benefits from countryside views, giving it a particularly attractive outlook.

The second floor adds a very useful occasional room, offering valuable flexibility depending on a buyer's needs. Whether used as a separate snug, workspace or hobby room, it provides an adaptable extra area together with generous eaves storage.

Overall, the house offers a pleasing mix of original character, usable outside space and flexible accommodation, with scope for buyers to enjoy it immediately while also considering future improvements over time. The property is also within a short walk down to Hele Bay. No onward chain.





The Area

Ilfracombe remains one of North Devon's most distinctive coastal towns, known for its dramatic coastline, historic architecture and lively harbour setting. The town offers a good mix of everyday amenities, independent shops, places to eat and seasonal activity, while the seafront, harbour and surrounding hills give the area a strong sense of place. Hele Beach is also within a short walk, adding further appeal for buyers who value easy access to the coast and all the lifestyle benefits that come with it. For those who enjoy time outdoors, the wider area is well regarded for coastal walks, beaches and the natural beauty of the North Devon coastline. This part of the town offers a setting that suits both full time living and those looking for a home with a strong lifestyle element close to the sea.





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 out offices in an easterly direction along the High Street heading out of town on the A399 sign posted Combe Martin. Continue in into Portland Street and follow the road passing Lantern Court (McCarthy & Stone) and through the traffic lights. Continue along the road passing the Thatched Inn and continue over the brow of the hill and down towards Hele Bay. Number 14 Watermouth Road will be found approximately 250 yards down the hill on the left hand side just before the telephone box.

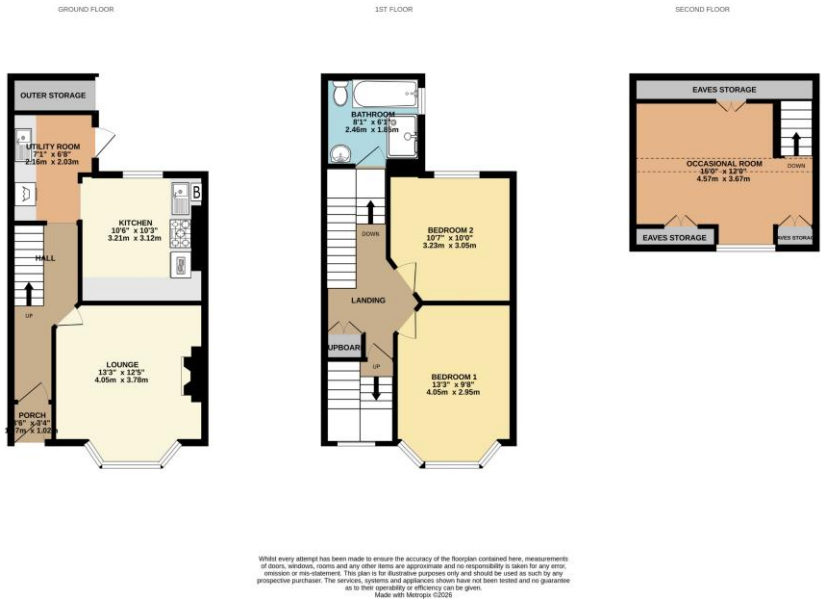
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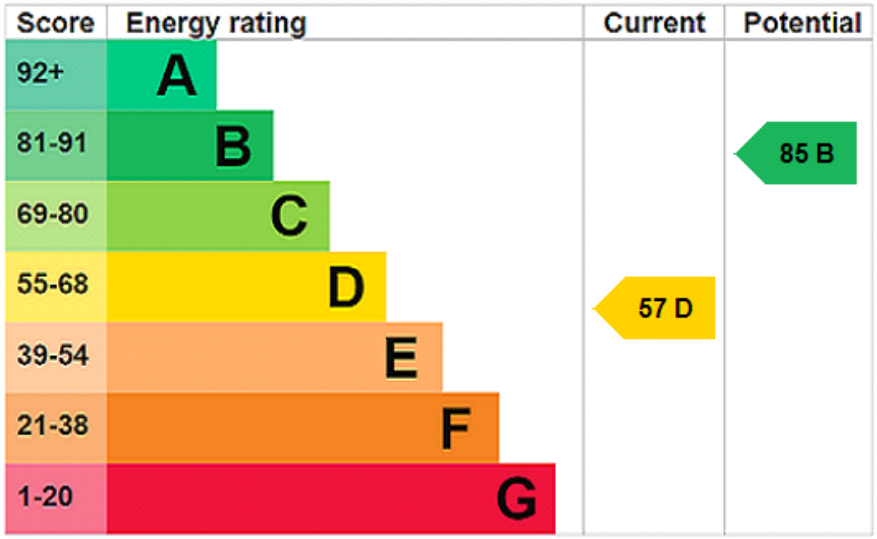
Please contact our Ilfracombe Office on 01271 863091

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 £950 to £1000 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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