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Portland Street, Ilfracombe, EX34 9NL

Guide Price £300,000

4 2 2



This charming and spacious semi-detached home, spread over three floors, offers an ideal blend of coastal living and modern convenience. Nestled in the picturesque town of Ilfracombe, Devon, the property features four generously sized double bedrooms and breathtaking sea views, making it a perfect family residence or a lucrative rental investment.

Key Highlights:

Four Double Bedrooms: With two well-proportioned bedrooms on the first floor and two on the second floor, this home provides ample space for family members or guests. Each room is bathed in natural light, with many offering beautiful views of the surrounding landscape.

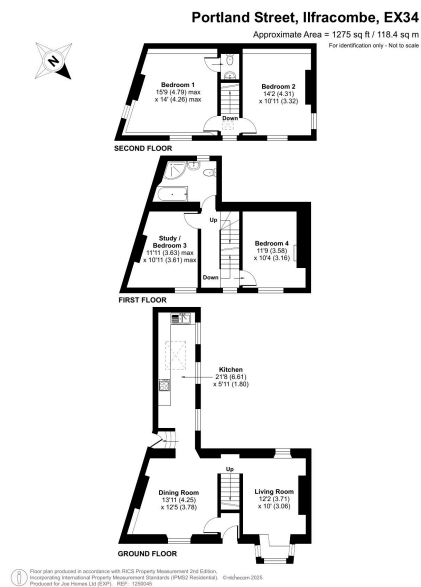
Two Spacious Reception Rooms: The heart of the home is its large dining room and inviting lounge, separated by an open-plan staircase. This design creates an airy and welcoming space for entertaining, relaxation, or family time.

Stunning Sea Views: Enjoy sweeping views of the coastline from the upper floors. The dual-aspect windows in the top-floor bedrooms provide an ever-changing seascape, a constant reminder of the property's prime location by the ocean.

Modern Galley-Style Kitchen: The long, well-equipped kitchen features modern appliances, including a built-in oven and hob, extractor fan, and ample storage. A skylight floods the room with natural light, creating a bright and functional space that's perfect for cooking and socializing.

Private Front Courtyard: Step outside to a tranquil, private courtyard, where you can enjoy your morning coffee while soaking in the coastal air and those stunning sea views—a peaceful retreat in the heart of the town.





- Four double bedrooms and two reception rooms
- Private courtyard situated to the front of the property
- UPVC double glazing and gas central heating
- Stunning sea views
- Conveniently located close to local amenities
- This property would make an ideal family home, holiday home or buy to let
- Council Tax Band Band A Estimate £1,596
- Property Ref JV0032



Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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