



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.
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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Immaculate House In Popular Village
5 Lower Broad Park, West Down, Ilfracombe, EX34 8FQ

Asking Price

£275,000

- 2 Bedroom Modern House
- Air Source Under Floor Heating,
- Cloakroom & Bathroom
- Ideal First Or Retirement Home
- Parking & uPVC Double Glazing
- Lovely Enclosed Garden
- Very Well Presented Throughout
- Open Plan Kitchen/ Living Room
- No Onward Chain

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Directions
From Barnstaple proceed on the A361 to Braunton and continue straight to the centre of the village. At the traffic lights and crossroads continue on signposted to Ilfracombe and continue through the village of Knowle. Continue on, pass the first turning signposted to West Down and take the second turning on the right just by the bus stop. Continue through to the T junction in the village then turn right and follow the road down the hill, Just after the village hall turn right and follow the road down and around to the

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Room list:

Entrance Hall

Living Room Area

5.12 x 3.19 max (16'9" x 10'5" max)

Kitchen

3.68 (12'0")

First Floor Landing

Bedroom 1

4.32 x 3.52 max (14'2" x 11'6" max)

Bedroom 2

4.32 x 3.09 max (14'2" x 10'1" max)

Bathroom

2.08 x 2 (6'9" x 6'6")

Off Road Parking for 2

Lovely Rear Garden

This is a wonderful opportunity to acquire an efficient and very easy to run modern semi detached 2 bedroom home. Built by Messers. Acorn Developments about 6 years ago, the house offers very well presented, open plan accommodation which can be occupied very quickly. This is because property offers no onward chain and is in tip top order throughout.

The house forms part of a select development to the very edge of this very sought after village. There are some lovely views from the house towards open countryside and, as it is in a cul de sac, there is no passing traffic. The development is small and comprises 18 houses and bungalows. This represents an ideal opportunity for young purchasers or as a retirement buyers alike. Furthermore, it will make for an easy lock up and go holiday home.

The house benefits uPVC double glazing and air source under floor heating. The entrance hall opens to a good size, open plan living room and kitchen/ diner. There is a useful store cupboard and cloakroom. The kitchen is nicely fitted with a good range of units. There is a built in oven, hob and extractor over and space for fridge freezer and washing machine. From the kitchen there is a rear door into the garden. To the first floor is the landing and 2 good size double bedrooms and the views from the 2nd bedroom are delightful. The bathroom is well appointed with white 3 piece suite..

The house stands on a good size and level plot with small open plan lawned front. To the side of the house is good off road parking for 2 cars and access to the rear garden. This is arranged on 2 levels and is mainly laid to lawn with a patio area. To the bottom of the garden are steps up to the raised garden also laid to lawn. There is good potential here to erect a shed or office.

This is a lovely home which is sure to appeal. We unhesitatingly recommend a viewing in order to appreciate the bright and airy rooms, the open views and quiet position within which it sits.

West Down is conveniently located between Braunton village and Ilfracombe Town to the North with delightful open countryside surrounding. The property is situated nicely to the edge of the village but still easy to the centre. There is an excellent and renowned primary school, a well run community shop, church and public house/restaurant.

The village boasts a good community spirit with a good cross section of inhabitants. The nearest beach is Woolacombe, just under 4 miles away, which was voted in the top 20 best beaches in the world. It offers a superb expanse of sandy beach, ideal for surfing. The beach merges with Putsborough Sands to the South.

Ilfracombe town is to the North and offers a golf course, the award winning Landmark Theatre, Damien Hirsts' 'Verity', a cinema and Tesco & Lidl stores. There are further shops and stores here with primary and secondary schooling. Braunton is to the South and offers further amenities, whilst Barnstaple, the regional centre of north Devon, is just under 11 miles away. Here there are further amenities including covered shopping at Green Lanes, & out of town shopping at Roundswell. Social facilities include a brand new leisure centre, The Queens Theatre, cinema and ten pin bowling.

The North Devon Link Road gives access to the M5 Motorway at Jct. 27 and Tiverto Parkway connects to London Paddington. The Tarka Line goes to Exeter to the south.

Services

Water, Electric & Drainage with Maintenance charge £25pm

Council Tax band

B

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment through Phillips, Smith & Dunn Braunton branch on 01271 814114

