Bond Oxborough Phillips

Changing Lifestyles

2 North Devon Cottages
Castle Street
Combe Martin
Devon
EX34 0JF

Guide Price: £260,000 Freehold







01271 866 699
ilfracombe@boppproperty.com

2 North Devon Cottages, Castle Street, Combe Martin, Devon, EX34 0JF

Characterful cosy 2/3 bed cottage bursting with charm set in the village of Combe Martin with church glimpses...

- 2-3 bedroom character cottage
- Stone walls & exposed wood beams
- Kitchen/diner
- Allocated parking for 1 car
- Church glimpses
- Sunny aspect garden
- EPC: C
- Council Tax Band: B











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Located in the heart of this beautiful seaside village is this charming 2-3 bedroom terraced house offering a wonderful opportunity for a new homeowner. Boasting a cosy ambiance, brimming with charm and character throughout, this property features two double bedrooms and one single bedroom/office, ideal for a small family, first time buyer or second home owners looking for a comfortable living space. The highlight of this home is the lovely enclosed suntrap garden, perfect for relaxing or entertaining guests. Additionally, the property includes convenient allocated parking for one car, ensuring hassle-free parking for residents. With its attractive features and prime location, this property presents an excellent and a delightful place to call home. Don't miss out on the chance to own this wonderful property in a sought-after area. Contact us today to arrange a viewing and make this house your own.

Combe Martin is a popular coastal village which attracts thousands of visitors each year and has become a hot spot for investment properties and Holiday Homes. Combe Martin is set in a fertile valley and is located where the Exmoor National Park and the North Devon Area of Outstanding Natural Beauty meet. The approach along the coastal road offers glimpses of stunning scenery. Combe Martin itself is an ideal centre for walking and has the 630 mile South West Coastal Path going through it The village has a range of amenities including a pharmacy, garage, well known fish and chip shop, School and cafes. As well as the renowned Combe Martin Wildlife & Dinosaur Park. Combe Martin has good access routes to the local towns and villages along with regular bus services running through the village.

Ilfracombe is approximately 10 minute drive and provides national chain shops, a bank and two major supermarket chains Tesco and The Co-Operative. This delightful Victorian town is particularly renowned for its picturesque Harbour and quayside as well as Promenade with Landmark Theatre and pleasure gardens. Local sandy beaches include the award winning Woolacombe Beach along with Saunton, Putsborough and Croyde which are also close to hand, and attract thousands of visitors each year. The regional centre of Barnstaple is North Devon's historical capital and is approximately 13 miles away and it's acclaimed shopping precinct homes many brand name High Street shops, banks and restaurants. Barnstaple Train Station connects to the inter-city rail network in Exeter. The North Devon Link Road A361 gives fast access to the M5 Motorway Junction 27 (Tiverton).

Main Entrance - UPVC double glazed door to front elevation leading to;

Lounge - 14'3" 9'6" (4.34m 2.9m)
UPVC double glazed bay window to front elevation, exposed wood beams, stone fire place with slate hearth and log burner, stone wall, radiator, stairs to first floor, open archway leading to;

Kitchen/Diner - 17'3" x 6'9" (5.26m x 2.06m)
UPVC double glazed bay window to front elevation, stone window sills, UPVC double glazed door to rear elevation leading to the garden, a range of wall and base units, PVC sink and a half plus drainer inset into work surfaces, Zanussi stainless steel 4 ring hob, integrated Zanussi oven with extractor hood and fan over, space for additional appliances, tiled flooring, tiled splash backing, door leading to;

Understairs Storage - Gas combi boiler location.

First Floor

Hall - Door leading to:

Bathroom - 11'10" x 9'4" (3.6m x 2.84m)
UPVC double glazed window to rear elevation, low level push button W.C, pedestal wash hand basin, panel bath with shower over, tiled from floor to ceiling, extractor fan, radiator.

Bedroom One - 14'2" x 9'11" (4.32m x 3.02m)
UPVC double glazed window to front elevation enjoying hillside views, exposed wood beams, period stone features, built in cupboard space for storage, radiator.

Bedroom Two - 10'6" x 6'9" (3.2m x 2.06m)
UPVC double glazed window to front elevation, exposed wood beams, radiator.

Bedroom Three/Office - 6'7" x 6'8" (2m x 2.03m)
UPVC double glazed window to rear elevation, exposed wood beams, radiator.

Agents Notes - This property is a traditional stone and brick construction with a pitched, slate tiled roof as well as a fibreglass flat roof over bathroom, located in an area with very low flood risk. It has direct connections to mains electricity, gas, drainage and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 17 Mbps, Superfast at 80 Mbps. Mobile service coverage is good. Currently, there are no planning permissions in place for this property or any nearby properties. The property involves a shared access to the front aspect for all occupiers to access. To the rear is a shared pathway with access to the parking area.

All material information provided is intended for guidance only. While we strive to ensure accuracy, we cannot guarantee the completeness or reliability of the information. Prospective buyers and tenants are advised to conduct their own investigations and seek professional advice before making any decisions. We accept no liability for any inaccuracies or omissions in the information provided.

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Directions

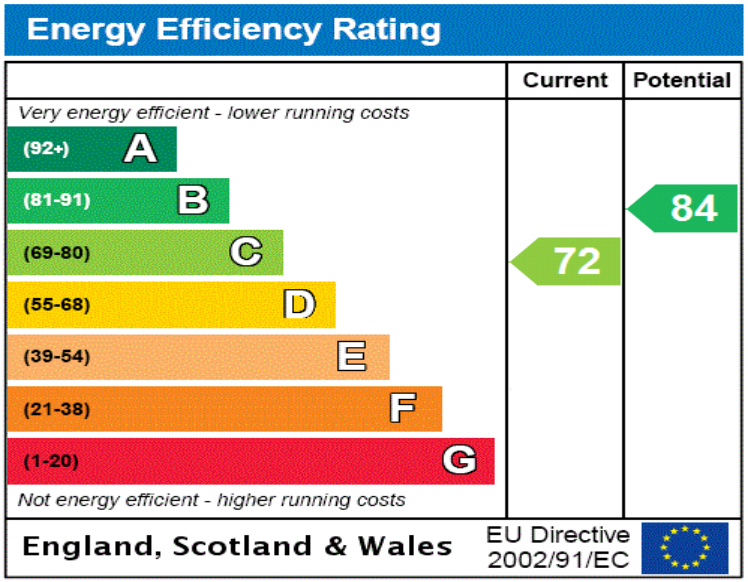
From Ilfracombe High Street with our office on your right hand side, proceed out of the town passing through Hele Bay towards Combe Martin. Follow the A399 for approximately 4 miles into the village of Combe Martin. Upon entering the village proceed up through the high street passing Loverings Garage and on into King Street. The property is located through an arch way almost opposite the George and Dragon pub. The allocated parking space is located a short way up Sunnyside Road on the left hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



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