Bond Oxborough Phillips

Changing Lifestyles

4 Belmont Avenue
Combe Martin
Ilfracombe
Devon
EX34 0PR

Offers in excess of: £180,000 Freehold







01271 866 699
ilfracombe@boppproperty.com

4 Belmont Avenue, Combe Martin, Ilfracombe, Devon, EX34 0PR

Delightful 2 bedroom detached property only 650 metres from the beach...

- Detached house with parking
- Level garden
- Combi boiler supplying GCH
- Approx 650 meters to beach
- UPVC double glazing
- Flooded with natural light
- EPC: D
- Council tax band: C











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Delightful 2 bedroom detached property only 650 metres from the beach...

A well presented two bedroom detached home with parking, ideally located just 650 metres from the beach and local amenities.

Set within easy reach of the seafront and village facilities, the home also benefits from private parking and level gardens.

Upon entering, you are welcomed into a generous entrance porch that leads into a spacious hallway with stairs rising to the first floor. The dual aspect lounge enjoys excellent natural light, featuring a bay window to the front.

The fitted kitchen is equipped with a range of wall and base units, complemented by a electric oven, four ring gas hob, with extractor hood over, creating a functional and well-planned cooking area.

Upstairs, there are two well proportioned bedrooms and a bathroom fitted with a modern three-piece suite, including a P-shaped bath with shower over, low level WC and a pedestal wash hand basin. A storage cupboard with a hanging rail houses the combi boiler, offering practicality and additional space.

Offered to the market with the full recommendation of the sole selling agents, early internal viewing is advised to avoid missing out on this appealing opportunity.

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 Post Office, School, and local shops etc. 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, banks 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 leading to;

Entrance Porch - Partly glazed door leading to;

Entrance Hall - UPVC double glazed window, stairs to first floor, radiator, door leading to;

Lounge - 14'3" x 10'5" (4.34m x 3.18m)
UPVC double glazed bay window to front elevation, UPVC double glazed window to side elevation, radiator X2.

Kitchen - 8' x 10'2" (2.44m x 3.1m)
UPVC double glazed bay window to rear elevation, a range of wall and base units with work surface over, electric oven and gas hob integrated into work surface with extractor hood over, tiled splash backing, space for fridge freezer, space and plumbing for washing machine, radiator.

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First Floor

Landing - UPVC double glazed window to front elevation, loft access, door leading to;

Bedroom One - 8'2" x 11'9" (2.5m x 3.58m)
UPVC double glazed window to side elevation, radiator.

Bedroom Two - 5'9" x 11'9" (1.75m x 3.58m)
UPVC double glazed window to front elevation, airing cupboard housing boiler supplying domestic hot water and gas central heating with hanging rail providing storage for clothes, radiator.

Bathroom - 8' x 6' (2.44m x 1.83m)
UPVC double glazed opaque window to side elevation, 3 piece suite comprising of P-shaped bath with shower attachment over, low level push button W.C, pedestal wash hand basin, tiled splash backing, heated towel rail.

Outside - Externally, the property features lawned gardens , enclosed by fencing. To the right-hand side, there is a driveway providing off-road parking, along with a paved patio area ideal for drying or seating. A small rear walkway completes the outside space.

Agent's Notes - This property is of traditional stone and brick construction with a clay tiled roof and is situated in an area identified as having very low flood risk. The property benefits from direct connections to mains electricity, gas, drainage and water services. Broadband services are available with estimated speeds of approximately 18 Mbps (Standard) and up to 80 Mbps (Ultrafast), subject to provider and package, and mobile phone coverage in the area is considered reasonable, though interested parties should verify this with their chosen network. Planning permission was previously granted in respect of Flats 1A & 1B, Belmont Avenue, Combe Martin, Ilfracombe, Devon, EX34 0PR – Planning Reference 73591 (Decision Approved 10/06/2021) for replacement windows and entrance door. The property is subject to a restrictive covenant contained within the Title Register stating that the property must not be used for any trade, profession, business or manufacture, nor for any purpose other than that of a single private dwellinghouse with a garage and garden for use only in connection with the occupation of such dwellinghouse, save that use for professional purposes is permitted only where planning permission has first been sought and obtained. All material information provided is intended for guidance only; whilst we endeavour to ensure accuracy, we cannot guarantee the completeness or reliability of the information and prospective buyers and tenants are advised to carry out their own investigations and seek appropriate professional advice before proceeding, as we accept no liability for any inaccuracies or omissions contained herein.
The property has an EPC rating of D.

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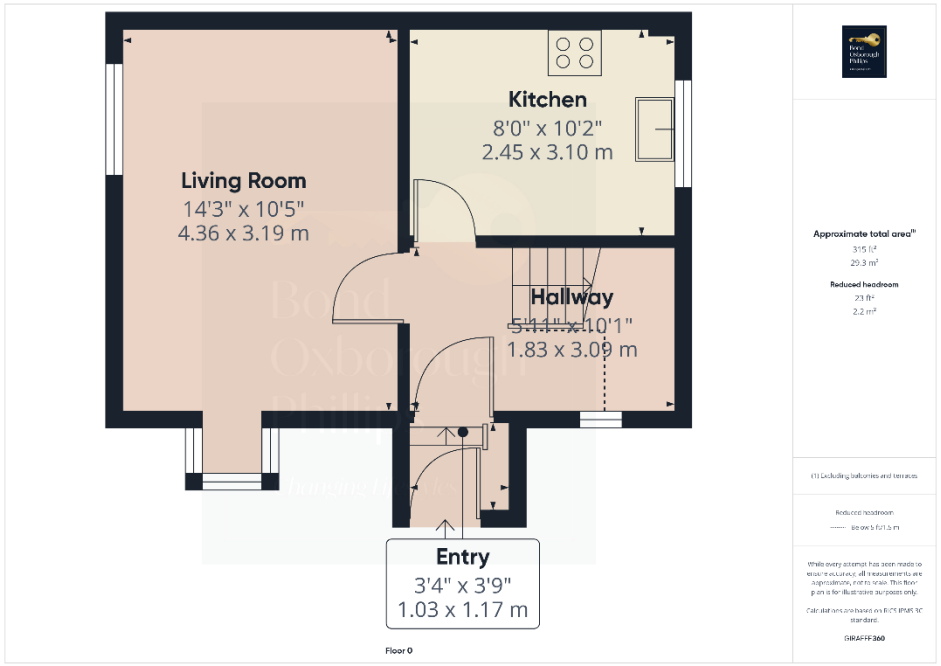
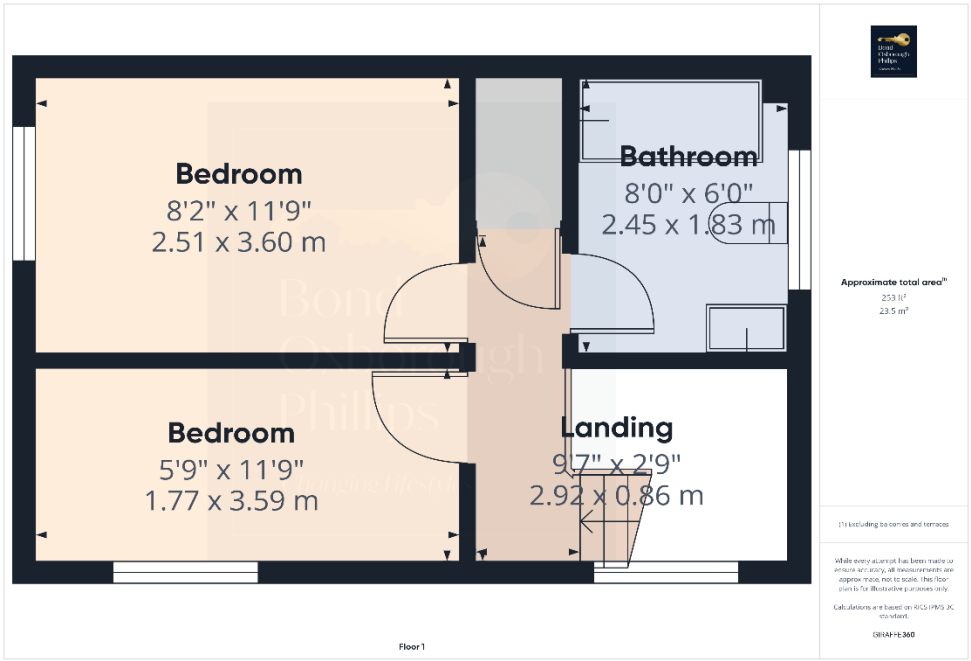
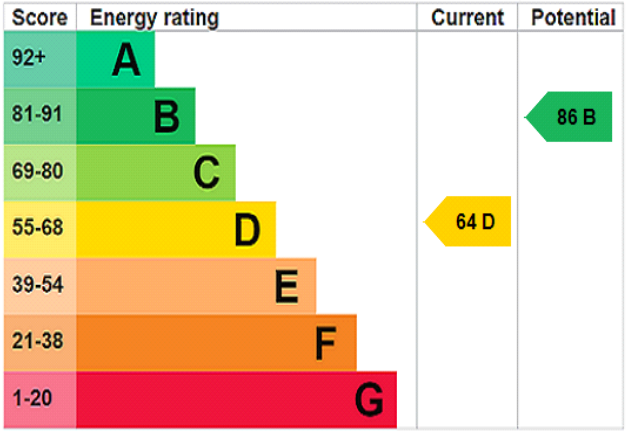




Directions

From Ilfracombe High Street with our office on your right hand side continue out of the town passing through Hele Bay towards Combe Martin. Upon reaching Combe Martin continue a short distance along the High Street until a turning signposted 'Belmont Avenue' appears on your right hand side. Proceed to the bottom of this small cul-de-sac where the property will be found



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.