Bond Oxborough Phillips

Changing Lifestyles

2 Buzzacott Lane
Combe Martin
Devon
EX34 0NL

Asking Price: £230,000 Freehold







Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

2 Buzzacott Lane, Combe Martin, Devon, EX34 0NL

A rare opportunity to create a bespoke home in desirable Combe Martin...

- Two-bedroom bungalow with scope to modernise
- Superb countryside views
- Garage and on-road parking
- Ideal home or investment opportunity
- Close to coast, countryside and village amenities
- EPC: TBC
- Council Tax Band: C







This two-bedroom bungalow presents an exciting opportunity to acquire a property with tremendous potential in the sought-after coastal village of Combe Martin. Offering scope for improvement and modernisation, the property will appeal to first-time buyers, investors, or those looking to create a bespoke home in a highly desirable North Devon location.

The accommodation includes a bright and spacious principal reception room, where large windows invite in an abundance of natural light while enjoying superb countryside views, creating a wonderful focal point to the home. The kitchen offers further scope for reconfiguration or enhancement to suit individual tastes and requirements. There are two double bedrooms and a bathroom fitted with a rain shower.

Externally, the property benefits from a three-tiered garden, offering excellent potential for landscaping, terraced seating or the creation of a peaceful outdoor retreat. A single garage provides valuable off-road parking or useful additional storage.

Positioned within the popular village of Combe Martin, renowned for its dramatic coastline, village charm and access to the South West Coast Path, the property is ideally placed to enjoy nearby beaches, countryside walks and a range of local amenities, with further facilities available in nearby Ilfracombe and Barnstaple.

Offering countryside views, a garage, generous outside space and scope to add value, this is a rare opportunity to create a tailored home or investment in a highly regarded North Devon village.

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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, school, local shops, cafes and pubs, 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 an approximately 10-minute drive away and provides national chain shops, banks and two major supermarkets. This delightful Victorian town is particularly renowned for its picturesque harbour and quayside as well as promenade with the 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 with 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).

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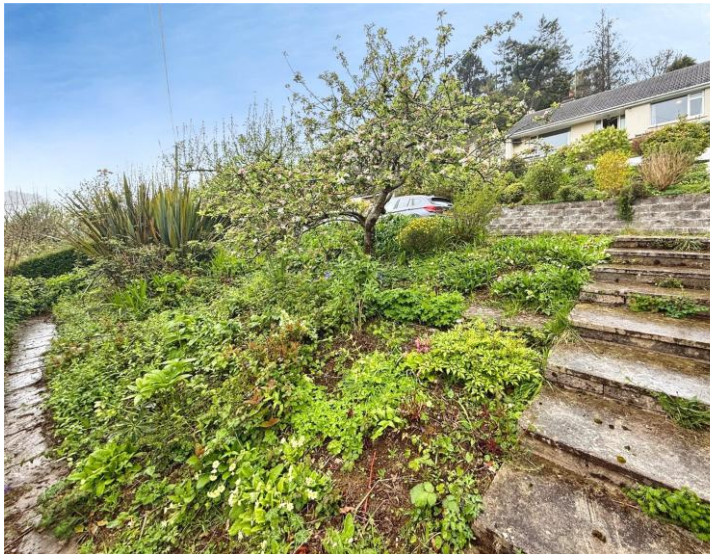
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Directions

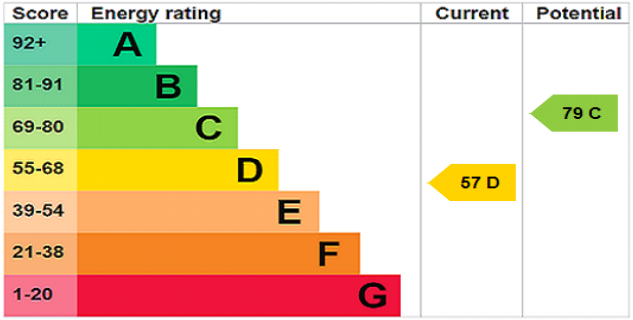
From Ilfracombe High Street with our office on your right-hand side, continue out of the town passing though Hele Bay onto Combe Martin. Upon reaching the village, continue along the High Street, past the Pack 'O' Cards, follow the road right through until you reach the top garage on your right-hand side. Continue along the road for approx. 200 yards and take the first left-hand turn into Holdstone Way. Follow the road up and turn right, onto Buzzacott Lane, continue to follow the road approx. 0.5 mile and take the first left-hand turn up the hill. Continue following the road and Number 2 will be found on your right-hand side.

Agent's Notes

This property is registered under Land Registry Title Number DN382183 with UPRN 100040263688 and held on a Freehold tenure. The plot measures approximately 0.16 acres. It falls under Devon Local Authority, with a very low flood risk recorded and is not within a conservation area. Services include mains gas central heating, with a gas fire in the front reception room, together with mains electricity, mains water and mains drainage. Parking is available via a garage and on-road parking, with access affected by a shared private road. Outside space comprises private gardens. The property is in Council Tax Band C with an annual cost of approximately £2,349. The EPC rating is TBC. The property is of traditional brick and tile construction. There are no known building safety issues, though there is a shared access arrangement affecting the property, and planning history is TBC. Connectivity is good, with broadband speeds of up to 61 Mbps, mobile coverage available via EE, Vodafone, Three and O2, and TV/satellite services available via BT, Sky and Virgin.Externally, the property benefits from a three-tiered garden, offering excellent potential for landscaping, terraced seating or the creation of a peaceful outdoor retreat. A single garage provides valuable off-road parking or useful additional storage.

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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We are here to help you find and buy your new home...

119 High Street
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Tel: 01271 866 699
Email: ilfracombe@boppproperty.com



Have a property to sell or let?

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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for a free conveyancing quote and mortgage advice.

