



Bond
Oxborough
Phillips

Changing Lifestyles

Tower View
Corner Lane
Combe Martin
Ilfracombe
Devon
EX34 0HU

Asking Price: £240,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Tower View, Corner Lane, Combe Martin, Ilfracombe, Devon, EX34 0HU



Characterful and charming 3 bed bungalow brimming with natural light offering a garden and garage...

- Three-bedroom detached bungalow
 - Open-plan living space
 - Filled with natural light
 - Elegant fireplace
 - Two double bedrooms
- Well-appointed bathroom
 - Level lawn garden
- Single garage, off-road parking
- Close to public transport links
 - EPC: E
 - Council Tax Band: B



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Presenting a charming three-bedroom detached bungalow, thoughtfully designed and maintained in good condition, now for sale. This property is a unique blend of comfort and sophistication, offering an array of impressive features.

The property boasts an attractive open-plan reception room, graced with large windows allowing an abundance of natural light to flow through, enhancing the warmth of the room. The fireplace adds a touch of elegance and comfort, perfect for relaxing evenings.

The bungalow includes three well-proportioned bedrooms, two of which are double rooms and the third, a single room. Each room exudes a sense of tranquillity and offers ample living space.

The kitchen is an open-plan space, beautifully illuminated by natural light. The design includes a convenient breakfast area, perfect for leisurely mornings.

The property hosts a well-appointed bathroom, equipped with built-in storage and a heated towel rail, ensuring functionality and style in equal measure.

One of the unique features of this property is the level lawn garden. The additional benefit of a single garage and off-road parking further enhances the appeal of this property.

Located close to public transport links, green spaces, nearby parks, and walking routes, the property offers a perfect balance of convenience and tranquillity. The bungalow is ideal for families seeking a blend of comfort, privacy, and connectivity. Combe Martin is a popular coastal village which attracts thousands of visitors each year and has become a hotspot 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 LIDL. This delightful Victorian town is particularly renowned for its picturesque Harbour and quayside as well as The 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 its acclaimed shopping precinct houses 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 at Junction 27 (Tiverton).

Main Entrance - UPVC partly glazed door leading to;

Open Plan Lounge/Dining Room/Kitchen - 31'4" x 25'10" (9.56m x 7.87)

Lounge - UPVC double glazed box bay window to front elevation, wood burner with inglenook fire place, radiator.

Dining Room - UPVC double glazed box bay window to front elevation, radiators.

Kitchen - UPVC partly glazed door to rear elevation allowing access to rear garden, partly glazed window to rear elevation, a range of wall and base units, breakfast bar, 4 ring induction hob with extractor fan over, oven, ceramic sink inset into wood effect countertops, storage cupboard housing combi boiler, door leading to;

Storage Area - UPVC partly glazed door, space and plumbing for utilities

Laundry Room - 3'9" x 6'6" (1.14m x 1.98m)
Space and plumbing for utilities.

Bathroom - 6'8" x 6'7" (2.03m x 2m)
UPVC double glazed window to rear elevation, low level push button W.C, pedestal wash hand basin with vanity mirror over, panel bath with shower attachment above, tiled from floor to ceiling, vinyl flooring, heated towel rail.

Bedroom One - 10'9" x 9'9" (3.28m x 2.97m)
UPVC double glazed window to rear elevation, radiator.

Stairs To Upper Floor

Landing - Door leading to;

Storage Area - Eaves storage

Bedroom Two - 7'5" x 18'11" (2.26m x 5.77m)
UPVC double glazed window to front elevation enjoying church views, radiator.

Bedroom Three - 6'9" x 11'5" (2.06m x 3.48m)
Velux window to rear elevation, eaves storage, radiator.

Garage - 9' x 24'10" (2.74m x 7.57m)

Outside - The property features a welcoming entrance with steps leading up to the main front door, complemented by a paved patio area, perfect for outdoor seating. To the rear, steps lead up to a well-maintained level lawn, providing a great space for relaxation or outdoor activities. Additionally, a section of the garden is thoughtfully fenced off, housing a small vegetable patch with raised beds, ideal for those with a passion for gardening.

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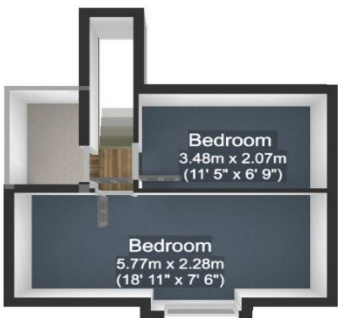
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Ground Floor
Floor area 79.7 sq.m. (858 sq.ft.)



First Floor
Floor area 24.5 sq.m. (263 sq.ft.)

Total floor area: 104.2 sq.m. (1,122 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Directions

From Ilfracombe High Street with our office on your right-hand-side proceed out of town in the direction of Combe Martin. On reaching the village continue along Combe Martin High Street and on sighting The Bowling Green take the next left-turn into Corner Lane. Follow this road up where the property will be on your right hand-side with a name plaque clearly displayed.

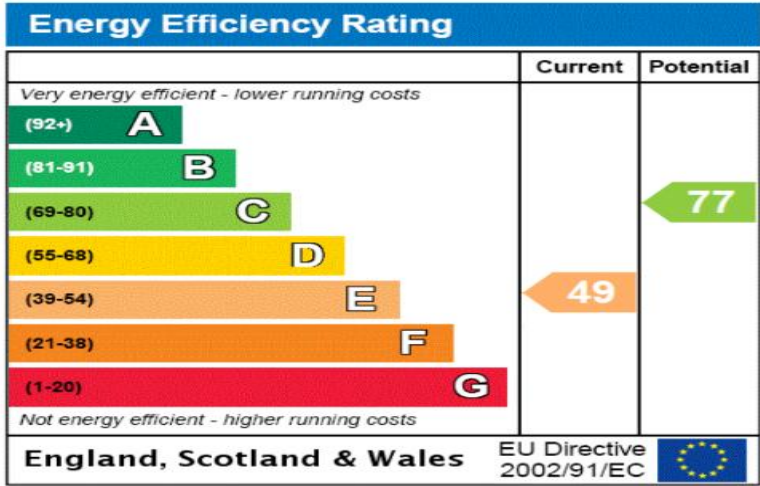
AGENTS NOTES - This property is a traditional stone and brick construction, located in an area with very low flood risk. It has direct connections to mains gas, electricity, water services and sewage. The property also has access to broadband services with estimated speeds as follows: Standard at 17 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 does not involve any shared access or rights of way.

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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