Bond Oxborough Phillips

Changing Lifestyles

3 Park View Close
Combe Martin
Ilfracombe
Devon
EX34 0PH

Asking Price: £250,000 Freehold







Changing Lifestyles

01271 866 699
ilfracombe@boppproperty.com

3 Park View Close, Combe Martin, Ilfracombe, Devon, EX34 0PH

A Well-Proportioned Three-Bedroom Home with Garden & Garage...

- Three-Bedroom Family Home
- Spacious Open-Plan Living & Dining Room
- Single Garage & Additional Parking Space
- Enclosed Rear Garden with Patio Area
- Gas Central Heating & UPVC Double Glazing
- EPC: D
- Council Tax Band: B











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A Well-Proportioned Three-Bedroom Home with Garden & Garage...

Situated within the popular coastal village of Combe Martin, this well-proportioned three-bedroom home offers bright and comfortable accommodation, an enclosed rear garden and the added benefit of a single garage.

The property is entered via a UPVC double-glazed door into an entrance porch, with a further glazed door opening into the spacious open-plan living and dining room. This welcoming reception space enjoys plenty of natural light from windows to both the front and side elevations, while a wood-burning stove creates an attractive focal point. There is also useful understairs storage and stairs rising to the first floor.

From the living area, a door leads into the kitchen, fitted with a range of wall and base units complemented by granite-effect work surfaces and tiled splashbacks. There is an integrated four-ring gas hob, stainless steel sink and drainer, with the boiler also housed within the kitchen. A UPVC double-glazed window and door overlook and provide direct access to the rear garden.

On the first floor, the landing provides access to the loft and leads to three bedrooms and the family bathroom. Bedroom one is a particularly bright room with windows to both the front and side elevations. Bedroom two benefits from built-in wardrobes, while bedroom three enjoys an outlook over the rear garden.

The family bathroom comprises a panelled bath with handheld shower attachment, pedestal wash hand basin and low-level WC, together with a useful storage cupboard.

Outside, the property enjoys an enclosed rear garden, incorporating a patio area ideal for outdoor seating and entertaining. The garden is bordered by timber fencing and features a variety of mature shrubs and established planting.

Completing the property is a single garage, providing useful parking or additional storage.

Offering three-bedroom accommodation, a sociable open-plan living space, wood-burning stove, garden and garage, this attractive home represents an excellent opportunity for a range of buyers looking to enjoy life in the ever-popular village of Combe Martin.



AGENT NOTES - This property is registered under Land Registry Title Number DN272260 with UPRN 100040266391 and is held on a Freehold tenure. The plot measures approximately 0.04 acres, with an internal floor area of approximately 775 sq ft (72 sq m). It falls under North Devon Council, with a very low flood risk and is not situated within a Conservation Area. Services include gas central heating and mains water and drainage. Parking is provided by an allocated parking space and a single garage, while outside space comprises an enclosed rear garden with patio area and mature planting. The property is in Council Tax Band B, with an annual cost of approximately £2,055, and the EPC rating is D. There are no known building safety issues and no current planning applications relating to the property or neighbouring properties. The title contains a restrictive covenant stating that no trade or business shall be carried on at the property and that any dwelling erected upon it shall be used as a private dwelling only, effectively restricting its use as a holiday let. Connectivity is good, with broadband speeds of up to 80 Mbps, mobile coverage available via EE, Vodafone, Three and O2, and TV/satellite services available via BT, Sky and Virgin.

Outside - To the rear of the property is an enclosed garden, offering a pleasant and private space to enjoy the outdoors. A patio seating area provides an ideal spot for alfresco dining and entertaining, with the garden further enhanced by a variety of mature shrubs and established planting and enclosed by timber fencing. The property also benefits from a single garage, providing useful parking or additional storage.

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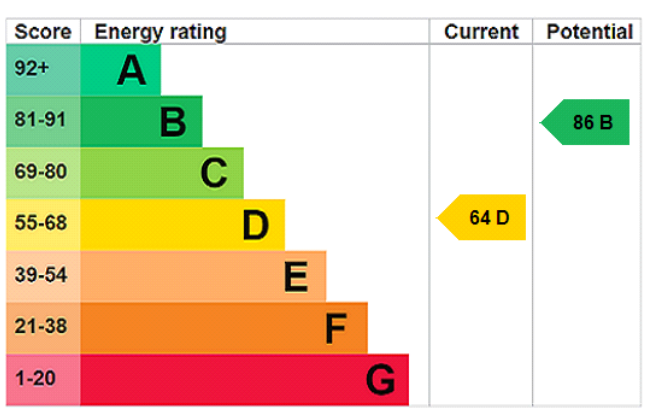

Have a property to sell or let?

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.

Directions

From our Ilfracombe office, with the office premises on your right hand side, follow the High Street out of town, pass through the traffic lights and continue towards Hele Bay/Combe Martin. Upon entering Combe Martin village continue through the village along the High Street, passing both the Pack 'O' Cards, Castle Inn and the Olde George and Dragon pub. Approximately 200 yards on your right hand side, a sign clearly stating 'Park View Close' can be seen and the property can be found at the end of the cul de sac with a 'For Sale' board clearly displayed.