



Bond
Oxborough
Phillips

Changing Lifestyles

8 London Court
Lynton Road
Combe Martin
Ilfracombe
Devon
EX34 0NA

Asking Price: £350,000 Freehold



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01271 866 699
ilfracombe@bopproperty.com

8 London Court, Lynton Road, Combe Martin, Ilfracombe, Devon, EX34 0NA

Stylish three-bedroom home with generous gardens and seamless indoor-outdoor living...



- Beautifully presented three-bedroom end-terrace home
 - Three generous double bedrooms
 - Impressive open-plan kitchen and dining space
- Cosy dual-aspect living area with log burner
 - Two allocated parking spaces
- Larger than average plot with generous level gardens
 - EPC: D
 - Council Tax Band: D



Set within the popular London Court development on the edge of Combe Martin, this beautifully presented three-bedroom end-terrace home occupies a larger than average plot and offers a wonderful lifestyle both inside and out.

The heart of the home is undoubtedly the ground floor. The modern kitchen features natural wood worktops, creating a warm, farmhouse-inspired feel, alongside integrated appliances and excellent storage. This flows naturally into a generous dining area, perfect for entertaining, while the cosy dual-aspect living room offers a completely different ambience, centred around a charming log burner. Bi-fold doors open directly onto the garden, allowing inside and outside living to blend effortlessly during the warmer months.

A welcoming entrance hallway with useful understairs storage and a convenient ground-floor WC completes the ground floor.

Upstairs are three well-proportioned double bedrooms, with the principal bedroom enjoying its own en-suite shower room. The remaining bedrooms are served by a family bathroom and separate WC.

Outside is equally impressive. The end-terrace position provides a particularly generous, predominantly level garden, bordered by a stream and offering plenty of room for entertaining, relaxing or family life. Useful outside storage and two allocated parking spaces complete the property.

Tucked away close to open countryside, this is a home made for the North Devon lifestyle — from summer evenings with the bi-fold doors open to cosy winter nights beside the log burner.



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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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Agents Notes: This property is registered under Land Registry Title Number DN513349, with UPRN 10000489641, and is held on a Freehold tenure. The plot extends to approximately 0.09 acres, with a floor area of approximately 1,399 sq ft (130 sq m). The property falls under North Devon Council, is not situated within a Conservation Area and has a High flood risk from rivers and the sea, with a Very Low surface water flood risk. All mains services are connected, including gas, electricity, water and drainage, with gas central heating. The property benefits from two allocated parking spaces, generous gardens and useful outside storage. There is a right of way for a neighbouring property over the shared access, with no known restrictive covenants and no relevant planning history identified. The property is in Council Tax Band D, with an annual charge of approximately £2,642, and has an EPC rating of D. Broadband speeds are available up to 61 Mbps, with mobile services from EE, Vodafone, Three and O2, while TV and satellite services are available via BT, Sky and Virgin.

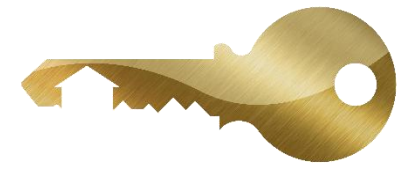


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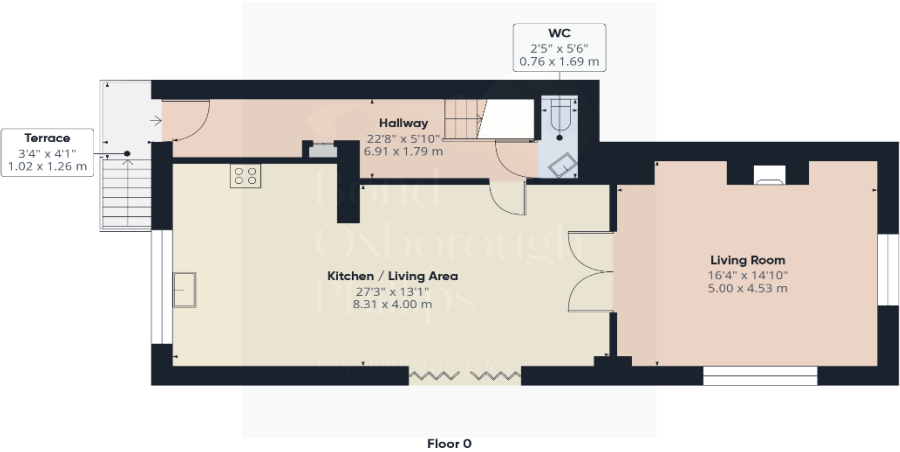


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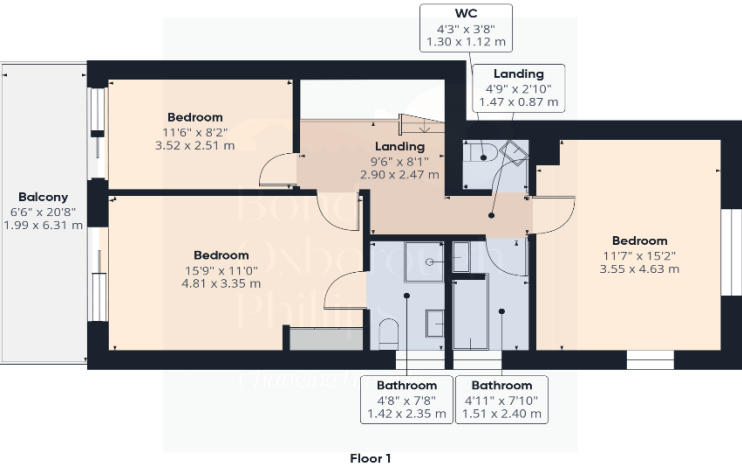
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Approximate total area⁽¹⁾
1357 ft²
126.1 m²

Balconies and terraces
164 ft²
15.3 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 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 through until you reach the top garage on your right hand side. Continue past this where the entrance to London Court can be found approximately 150m on your right hand side. Number 8 can be found on your left hand side at the end of the terrace.

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

119 High Street

Ilfracombe

Devon

EX34 9EY

Tel: 01271 866 699

Email: ilfracombe@bopproperty.com

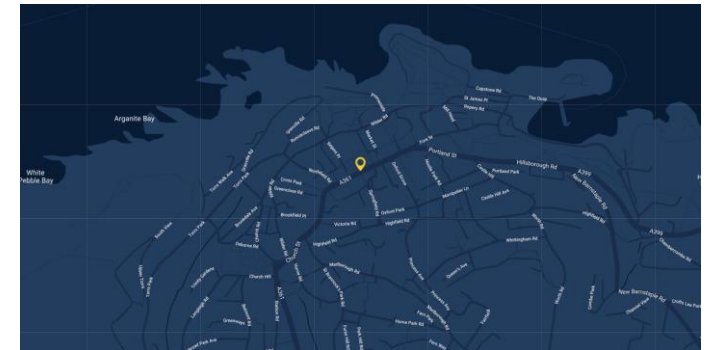
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with one of our expert team who will be able to
provide you with a free valuation of your home.

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