



Bond
Oxborough
Phillips

Changing Lifestyles

11 Manleigh
Rectory Road
Combe Martin
Devon
EX34 0NS



Asking Price: £89,000 Leasehold



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11 Manleigh, Rectory Road, Combe Martin, Devon, EX34 0NS

Charming holiday home with sea views...

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Main Entrance - UPVC double glazed French doors. EPC: TBC

Open Plan Lounge/Kitchen/Diner - 14'2" x 8'6"
(4.32m x 2.6m)

UPVC double glazed windows, electric heaters, dishwasher, electric hob and oven with extractor fan over, space for fridge/freezer.

Bathroom - 7'2" x 5'2" (2.18m x 1.57m)

UPVC double glazed windows, 3 piece suite comprising of panel bath, pedestal wash hand basin, low level push button W.C, towel rail, fully tiled walls.

Bedroom One - 8'10" x 8'6" (2.7m x 2.6m)

UPVC double glazed window, hanging rails, electric heater.

Bedroom Two - 6'1" x 8'6" (1.85m x 2.6m)

UPVC double glazed window enjoying sea and countryside views, electric heater.

Decking - 14'8" x 7'9" (4.47m x 2.36m)

Sea views.

Directions

From Ilfracombe High Street with our office on your right hand side proceed out of the town passing through Hele Bay towards Combe Martin. Upon reaching Combe Martin passing the beach on your left hand side continue to the far end of the village and take the right hand turning into Church Street, signposted Barnstaple, follow this road on to Rectory Road continue along this road

until you see the sign to Manleigh Holiday Park on your left hand side.

Set in an elevated position above the picturesque village of Combe Martin, this well-presented holiday home at Manleigh Park enjoys far-reaching views over the North Devon coastline, surrounding countryside and the edge of Exmoor.

Step inside via double glazed French doors to a bright and welcoming open plan lounge, kitchen and dining area. The kitchen is fully equipped with an electric oven and hob, extractor fan, integrated dishwasher and space for a fridge freezer.

There are two bedrooms with electric heating, including a main bedroom with storage and a second bedroom boasting lovely sea and countryside views. The fully tiled bathroom features a panel bath, pedestal basin, WC and heated towel rail.

Outside, a generous decked area offers the perfect spot to relax and enjoy the peaceful setting. Surrounded by trees and landscaped lawns, Manleigh Park is a tranquil retreat ideal for holidays, weekend escapes or as a holiday let investment.

A fantastic opportunity to own a coastal getaway in one of North Devon's most beautiful locations. Enquire today to arrange a viewing.

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.

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