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Changing Lifestyles

Melplash
West Challacombe Lane
Combe Martin
Ilfracombe
Devon
EX34 0HF

Asking Price: £120,000 Share of Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

Melplash, West Challacombe Lane, Combe Martin, Ilfracombe, Devon, EX34 0HF

Charming 1 bedroom flat with a tranquil garden and parking...



- Ideal for first time buyers and investors
 - Charming garden
 - Parking
 - Great location
- Neutrally decorated
 - EPC: D
- Council Tax Band: A



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This ground floor flat presents an excellent opportunity for first-time buyers, investors, or those seeking comfortable and convenient living on the ground floor. The property features a well-presented double bedroom and a modern bathroom equipped with a heated towel rail and a panel bath, with a wall mounted combi boiler.

The kitchen is fitted with an integrated hob and oven, providing a functional space for meal preparation. Energy performance is rated at band D, and the property falls within council tax band A, making it a cost-effective choice.

A significant advantage of this home is its private garden, offering a pleasant outdoor area, perfect for relaxation or light gardening. Additionally, a single garage is included, providing secure parking or additional storage space.

Early inspection is recommended.

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 Library, 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 The Co-Operative. This delightful Victorian town is particularly renowned for its picturesque Harbour and quayside as well as 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 it's acclaimed shopping precinct homes 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).

Main Entrance - Door leading to;

Entrance Porch - UPVC double glazed windows, door leading to;

Kitchen - 12'8" x 2'6" (3.86m x 0.76m)
Window to front elevation, range of wall and base units, electric 4 ring gas hob with extractor hood over, electric oven, stainless steel sink and drainer inset into countertops, space for fridge/freezer, space for washing machine, door leading to;

Lobby - Door leading to;

Bathroom - 9'9" x 4'1" (2.97m x 1.24m)
UPVC double glazed opaque window to side elevation, 3 piece suite comprising of W.C, panel bath, pedestal wash hand basin, heated towel rail, wall mounted combi boiler.

Bedroom One - 12'1" x 9'9" (3.68m x 2.97m)
UPVC double glazed window to front elevation, single glazed window to side elevation, radiator.

Lounge - 15'5" x 12' (4.7m x 3.66m)
UPVC double glazed bay window to front elevation, fuse board location, double radiator.

Garage - Up and over door to the front, and a side door which can be accessed from the garden.

Outside To the front, there is an enclosed patio-style garden bordered by mature plants and shrubs. The side of the garage is accessible directly from the garden.

Agents Notes - This property is a ground floor flat, the tenure, terms and service charges are to be confirmed. It benefits from an approximate internal floor area of 645 square feet (60 square metres). Located within the Devon local authority area, it falls under Council Tax Band A. The property is not within a conservation area and is in a very low flood risk zone. Broadband services are available with speeds up to 80 Mbps (superfast) and 19 Mbps (basic). Mobile coverage is generally good across major networks including EE and Vodafone, with moderate coverage from Three and O2. Satellite and fibre TV services are available via BT and Sky, though Virgin Media is currently unavailable. Planning permission summary: Neighbouring properties close to West Challacombe Lane have planning permission approved in the last four years. In particular, Cloudshell at 3 West Challacombe Lane, EX340HF, obtained approval under application 72864 on 12 March 2021, and application 73411 on 14 July 2021, both covering dwelling extensions or alterations.

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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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Garage



Floor Plan

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 our Ilfracombe office with the shop premises on your right hand side proceed in an easterly direction heading out of town on the main A399 towards Combe Martin. Continue on this road for approximately 5 miles and upon entering the village proceed up through the main High Street. Turn left into Shute Lane and continue up the hill and take the first left into West Challacombe Lane. and the property will be on your left, clearly displaying a for sale sign.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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