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Changing Lifestyles

St. Asaph
West Challacombe Lane
Combe Martin
Ilfracombe
Devon
EX34 0HF

Asking Price: £90,000 Share of Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

St. Asaph, West Challacombe Lane, Combe Martin, Ilfracombe, Devon, EX34 0HF

Spacious and bright one bedroom flat available in a convenient yet peaceful location...



- Bright, light and spacious accommodation
- Perfect for investors, first time buyers or as additional residence
 - Private entrance
- Unallocated parking nearby
 - EPC: C
 - Council Tax Band: A



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A well presented and spacious one bedroom first floor flat, ideal for first time buyers, investors or those seeking a low maintenance lock up and leave. Situated in a convenient location, the property offers light and airy accommodation throughout with a generously sized living space. Benefitting from gas central heating and UPVC double glazing, it provides a comfortable and energy-efficient home. The layout includes a kitchen, a bright lounge, a double bedroom and a bathroom. This superb flat offers excellent value and would suit a variety of buyers looking for a smart, practical and well-located property ready to move into.

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 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 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 Hall - Period tiled flooring, stairs to first floor.

First Floor

Bedroom One - 6'6" x 9'4" (1.98m x 2.84m)

UPVC double glazed window to side elevation, radiator.

Bathroom - 6'2" x 5'3" (1.88m x 1.6m)

UPVC double glazed window to side elevation, 3 piece suite comprising of panel bath, low level push button W.C, pedestal wash hand basin, tiled splash backing, radiator.

Kitchen - 9'1" x 7'7" (2.77m x 2.3m)

UPVC double glazed window to rear elevation, a range of wall and base units, sink and drainer inset into counter tops, tiled splash backing, radiator.

Lounge - 9'7" x 14'2" (2.92m x 4.32m)

UPVC double glazed bay window to front elevation, radiator.

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, Clouds hill 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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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	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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