



Bond
Oxborough
Phillips

Changing Lifestyles

5 Rone House
King Street
Combe Martin
Devon
EX34 0AD

Asking Price: £215,000 Share of Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

5 Rone House, King Street, Combe Martin, Devon, EX34 0AD

Immaculately presented two-bedroom apartment with sea views and private parking...



- 2 spacious bedrooms
- Immaculately presented throughout
 - Sunny balcony
- Woodland, hillside and sea views
 - Short walk from the beach
 - Ample storage
- Private off-street parking
- Perfect for first-time buyers, holiday let investors or growing families
 - Lift access
 - EPC: TBC
- Council Tax Band: TBC



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This superb second floor apartment offers modern living in the heart of this popular coastal village. Converted from a former hotel, it is beautifully presented with bright, spacious accommodation throughout. The building has a communal entrance with stairs and a passenger lift.

A small private lobby leads into the hallway with all rooms off. The impressive large open plan living space features a modern fitted kitchen with integrated appliances including gas hob, double oven, extractor, fridge freezer, dishwasher and washer dryer. Tiled flooring and downlighters complete the look. Sliding doors open onto a good-sized balcony with views across the village towards the countryside and Bristol Channel. The dining and lounge areas flow naturally together and include a bay window to the front.

The master bedroom is a generous size with built-in wardrobe and a modern ensuite with walk-in shower, fitted vanity, tiled surfaces and chrome towel rail. The second bedroom is also a comfortable double with built-in wardrobe. The family bathroom is well appointed with a white suite, bath with shower attachment, vanity lighting, tiled floor and chrome towel rail.

The property has gas central heating and UPVC double glazing. To the rear there is a large communal car park offering plenty of resident parking.

Ideal as a permanent or second home, the apartment has also been successful as a holiday let. Fixtures and fittings can be included by separate negotiation. Internal viewing is strongly 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 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 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).

Communal Main Entrance - UPVC double-glazed door leading to:

Communal Entrance Hall - Cupboard housing meters, access to lift and stairs to upper floors.

Flat Main Entrance - Door leading to:

Entrance Lobby - Door leading to:

Reception Hall - 7'9" x 6'4" (2.36m x 1.93m)
Radiator, door leading to:

Bedroom One - 11'7" x 15'8" (3.53m x 4.78m)
UPVC double-glazed bay window to front elevation, storage cupboard with shelving and hanging rail, radiator x2, door leading to:

Ensuite - 7'8" x 5'10" (2.34m x 1.78m)
UPVC double-glazed window to front elevation, low level push button WC, built-in shower cubicle, pedestal wash hand basin, partly tiled walls, tiled flooring, heated towel rail.

Bedroom Two - 10'9" x 9'6" (3.28m x 2.9m)
UPVC double-glazed window to rear elevation, built-in wardrobe with shelving and hanging rail, radiator x2.

Bathroom - 7'8" x 7' (2.34m x 2.13m)

Three-piece suite comprising vanity wash hand basin, panel bath with shower over, heated towel rail, partly tiled walls, tiled flooring.

Open Plan Lounge/Kitchen/Diner - 12'2" x 28'10" (3.7m x 8.8m)

Lounge - UPVC double-glazed bay window to front elevation, downlighters, radiator.

Dining Room - UPVC double-glazed windows to side elevation, enjoying sea views over Bristol Channel, useful storage cupboard, radiator x2.

Kitchen - UPVC double-glazed patio doors leading to balcony, a range of wall and base units, stainless steel 1.5 bowl sink and drainer inset into countertops, integrated electric oven and gas hob with extractor hood over, integrated fridge freezer, location of combi boiler, space and plumbing for washing machine and tumble dryer, integrated dishwasher, downlighters, tiled flooring.

Outside - To the front of the property can be found the communal entrance with a paved patio with a metal gate. To the rear aspect of the apartment is a beautiful sunny balcony which boasts stunning village, sea and woodland views. The rear of the property provides allocated tarmac off-road parking for one vehicle.

Agent's Notes - The property is offered on a leasehold basis. The lease commenced on 21 June 2007 and runs until 31 December 3004, providing approximately 979 years remaining. The title confirms a lease term from 1 January 2006 to 31 December 3004. The property is currently assessed for business rates as it has been used as a holiday let, therefore the residential council tax band is shown as deleted. Management fees are to be confirmed. Utilities include mains gas, water and electricity, with gas central heating provided by a combi boiler. The EPC is to be confirmed. Flood risk is reported as very low. Broadband services include basic speeds of around 20 Mbps and superfast services up to approximately 80 Mbps. Mobile coverage is available from EE, Vodafone, Three and O2, with satellite and fibre TV services available through BT, Sky and Virgin.

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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



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 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. This property can be found on your right-hand side with a 'For Sale' Board clearly displayed.

EPC TBC

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