



Bond
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Changing Lifestyles

6 Victoria Apartments
Victoria Street
Combe Martin
Devon
EX34 0LZ

Asking Price: £220,000 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

6 Victoria Apartments, Victoria Street, Combe Martin, Devon, EX34 0LZ

Exceptional coastal home with private garden & parking...



- Two-bedroom ground-floor apartment
- Sunny private garden with beautiful outlook
 - Walking distance to the beach
- Finished to excellent standard throughout
 - Open-plan kitchen/lounge/diner
 - Allocated parking space
 - EPC: C
 - Council Tax Band: B



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Exceptional coastal home with private garden & parking...

This exceptional two-bedroom apartment is offered for sale in the heart of the vibrant coastal village of Combe Martin — a true coastal gem combining lifestyle, outlook and immaculate presentation.

Finished to an excellent standard throughout, the property enjoys a superb sunny aspect and an outstanding outlook, creating a wonderfully light and uplifting atmosphere. The centrepiece of the home is the impressive open-plan kitchen/lounge/diner, a beautifully proportioned and sociable space enhanced by charming exposed wooden floorboards that add warmth and character. Large windows frame the attractive views while allowing natural light to flood the room, and doors open directly onto the garden, providing an effortless flow between indoor and outdoor living — ideal for entertaining or relaxed coastal evenings.

Both bedrooms are generous doubles, thoughtfully designed with built-in wardrobes to provide ample storage while retaining a refined and uncluttered aesthetic. The bathroom is elegantly appointed, featuring a contemporary shower and heated towel rail, completing the home's high-quality finish.

Externally, the property continues to impress with a beautifully sunny-aspect garden — a private and inviting space perfect for enjoying the coastal climate — along with one allocated parking space, a significant advantage in this desirable location. The beach is just a short stroll away, and the property sits on the doorstep of an array of stunning coastal and countryside walking routes, offering immediate access to the very best of the North Devon landscape.

Combe Martin itself is a thriving residential village with a welcoming community, independent shops, cafés and everyday amenities, while nearby Ilfracombe provides further harbour-side dining, boutiques and leisure facilities. Regular transport links connect the area to Barnstaple and beyond, with rail services from Barnstaple running towards Exeter.

Council Tax Band B.

A rare opportunity to acquire an immaculately presented coastal residence with exceptional outlook, private garden and parking, perfectly positioned within one of North Devon's most desirable seaside villages.

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 Coast Path going through it. The village has a range of amenities including a library, school, 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 an 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 the 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. Its 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 - UPVC double-glazed door leading to:

Open-plan Kitchen/Lounge/Diner - 18'2" x 14'11"
(5.54m x 4.55m)

Kitchen - Wooden flooring, range of wall and base units, cupboard housing Worcester combi boiler, space and plumbing for washing machine, granite-effect countertops with stainless steel sink and drainer inset into countertops, UPVC double-glazed window to rear elevation, integrated Lamona dishwasher, Lamona 4-ring gas hob with extractor fan above, NEFF electric oven, integrated fridge freezer.

Living Room/Diner - Wooden flooring, UPVC double-glazed window to side elevation, UPVC double-glazed sliding door leading to garden with beautiful views, radiator, door leading to:

Hallway - 3'7" x 13'6" (1.1m x 4.11m)

UPVC double-glazed window to front elevation, radiator, ceiling coving, door leading to:

Bedroom One - 14' x 10'4" (4.27m x 3.15m)

UPVC double-glazed window to rear elevation, radiator, built-in wardrobes.

Bedroom Two - 11'7" x 10'3" (3.53m x 3.12m)

UPVC double-glazed window to rear elevation, radiator, built-in wardrobes.

Bathroom - 5'10" x 6'10" (1.78m x 2.08m)

UPVC double-glazed window to front elevation, extractor fan, tiled flooring and walls, wall-mounted heated towel radiator, low-level flush button WC, wash hand basin with storage unit below, vanity mirror, single-panelled bath with handheld shower attachment above, spotlights.

Outside - The garden provides a wonderfully private and low-maintenance outdoor retreat, thoughtfully designed to complement the coastal setting. A paved patio area offers the perfect space for outdoor dining, morning coffee or evening relaxation, while mature shrubs and established planting line the borders, adding colour, texture and a natural sense of enclosure. The space is fully enclosed by a wooden fence, creating a secure and sheltered environment that enjoys a sunny aspect — ideal for making the most of warmer days.

Agent Notes - The property is registered under Land Registry Title Number DN605675 (leasehold) with UPRN 10012114370, with the freehold title registered under DN250199. It is held on a leasehold tenure with a term running from 1 January 2009 until 31 December 3008, with approximately 992 years remaining. The property falls under Devon Council, is within Council Tax Band B, is not located within a Conservation Area and has a recorded flood risk of Very Low. All mains services are connected, including mains electricity, water and drainage. The apartment benefits from one allocated parking space together with additional visitors' parking. The bathroom features underfloor heating, and broadband is supplied via copper cable, with speeds available from approximately 15 Mbps (basic) up to 80 Mbps (superfast). Mobile coverage is available via EE, Vodafone, Three and O2, and satellite/fibre TV services are available through BT, Sky and Virgin. The plot size associated with the leasehold title is approximately 0.03 acres. The service charge is a maintenance contribution of approximately £50 per year. There are no known building or safety issues, and the EPC rating is C.

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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, continue out of the town through Hele Bay and towards Combe Martin. On entering the village and passing the beach, proceed to follow Combe Martin High Street. The High Street soon becomes Victoria Street and on sighting the Valero garage take the right turn immediately before where you will find Victoria Apartments on your right-hand side with a name plaque clearly displayed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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