



Bond
Oxborough
Phillips

Changing Lifestyles

1 Kingston Avenue
Combe Martin
Ilfracombe
Devon
EX34 0AE

Asking Price: £250,000 Freehold



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01271 866 699
ilfracombe@boproperty.com

1 Kingston Avenue, Combe Martin, Ilfracombe, Devon, EX34 0AE



Stylishly Renovated Coastal Home with Contemporary Open-Plan Living...

- Four-bedroom semi-detached home
- Sought-after coastal village location
- Stylish open-plan kitchen diner with central island
 - Close to beach, coastal walks and local amenities
- Low-maintenance outside space with storage shed
 - Gas central heating
 - EPC: C
 - Council Tax Band: B



An immaculately presented and extensively renovated four-bedroom semi-detached home, situated in the highly sought-after coastal village of Combe Martin, just a short distance from Ilfracombe. This superb property offers a perfect blend of modern living and character features, ideal for families, first-time buyers or those seeking a stylish coastal retreat.

Upon entering, you are welcomed by a beautifully finished entrance hall, complete with elegant wall panelling and wood-effect flooring, which leads through to the main living area.

The generous and light-filled living space is enhanced by a charming bow window, creating a warm and inviting setting ideal for both relaxing and entertaining.

The impressive open-plan kitchen diner has been thoughtfully designed with both style and functionality in mind. Featuring quartz-effect worktops, a central island with breakfast bar seating, and a range of integrated appliances including a dishwasher, washing machine, electric oven and gas hob with extractor above. There is ample space for a full-height fridge freezer, along with excellent storage throughout. Doors lead directly out to the rear courtyard, allowing for an abundance of natural light and seamless indoor-outdoor living.

Upstairs, the property continues to impress with a bright and airy landing providing access to four well-proportioned bedrooms. The principal bedroom benefits from a beautiful bow window and a striking feature wall, while the additional double bedrooms are all generously sized and filled with natural light. The fourth bedroom offers flexibility as a home office, study or nursery, catering perfectly to modern living.

The family bathroom is well-appointed, comprising a panelled bath with shower attachment, low-level WC, pedestal wash hand basin, heated towel rail and a Velux window, allowing natural light to flow through. The space is finished with stylish tiling throughout and practical storage housing the combi boiler.

Externally, the property enjoys a low-maintenance rear courtyard, ideal for outdoor seating and entertaining. On-street parking is available nearby.

Located within easy reach of Combe Martin's picturesque beach, coastal walks and local amenities, including shops, cafés and primary schooling. The nearby towns of Ilfracombe and Barnstaple provide a wider range of facilities, with Barnstaple also offering rail links to Exeter and beyond.



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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 away 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).

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Agent's Notes - This property is registered under Land Registry Title Number DN381266 with UPRN 100040265713 and is held on a Freehold tenure. The plot measures approximately 0.02 acres and falls under Devon Council, with a flood risk recorded as Very Low and is not located within a conservation area. The property is of traditional construction with brick and mortar elevations beneath a tiled roof. Services include mains gas central heating, mains electricity and mains drainage. Parking is on-street and outside space comprises a courtyard. The property is in Council Tax Band B with an annual cost of approximately £1,676. The EPC rating is C. There are no known building safety issues and planning history shows no recent applications. Connectivity is good, with broadband speeds up to 80 Mbps (superfast), mobile coverage across EE, Vodafone, Three and O2, and TV/satellite services available via BT, Sky and Virgin Media.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From our office at Bond Oxborough Phillips Ilfracombe, proceed in an easterly direction out of Ilfracombe along the A399 towards Combe Martin. Continue on this road, passing through Hele Bay and following the coastal route for approximately 3 miles.

Upon entering Combe Martin, continue along the main high street before taking a right-hand turning onto Kingston Avenue. Follow the road up the hill, where number 1 will be found on your left-hand side.

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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We are here to help you find
and buy your new home...

119 High Street

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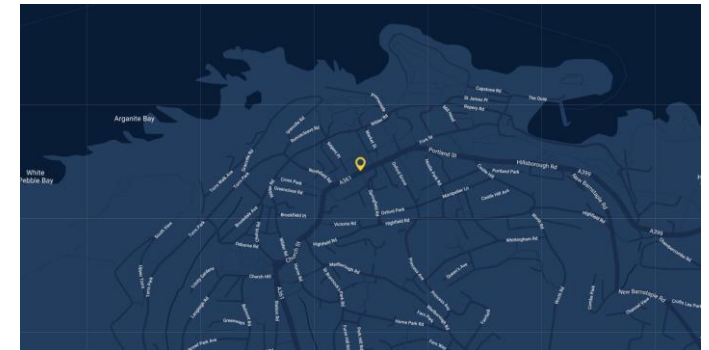
Have a property to sell or let?

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.

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contact the team at Bond
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