



Bond
Osborough
Phillips

Changing Lifestyles

1 Sea Closes
Lester Point
Combe Martin
Ilfracombe
Devon
EX34 0DL

Asking Price: £485,000 Freehold



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01271 866 699
ilfracombe@boproperty.com

1 Sea Closes, Lester Point, Combe Martin, Ilfracombe, Devon, EX34 0DL

Beautifully Presented Detached Home Just Moments from Combe Martin Beach...



- Detached coastal home with panoramic sea views
- Three bedrooms & two shower rooms
 - Garage & off-road parking
- Solar panels for improved energy efficiency
- Walking distance to the beach & village centre
 - Beautifully presented throughout
 - EPC: C
 - Council Tax Band: C



Occupying an elevated position above the picturesque bay of Combe Martin, this beautifully presented detached home enjoys stunning panoramic views across the village, coastline, beach and the Bristol Channel, with attractive countryside views to the rear. Thoughtfully improved by the current owner, the property offers bright, spacious and versatile accommodation in one of the village's most sought-after locations.

Just a short walk from the beach, village amenities, cafés, restaurants and the South West Coast Path, the property perfectly combines coastal living with everyday convenience.

The welcoming entrance hall leads into a superb south-facing living room, where large picture windows frame the spectacular sea views and fill the space with natural light. The adjoining dining room also enjoys the coastal outlook, while the modern fitted kitchen offers ample storage and pleasant views towards the village and bay.

The ground floor provides two generous double bedrooms and a contemporary shower room. An additional room offers an ideal home office or study, with stairs leading to an impressive first-floor principal bedroom complete with an en-suite shower room and extensive eaves storage.

Further benefits include UPVC double glazing, neutral décor throughout and a substantial workshop/hobby room beneath the property with its own independent access, power and lighting.

Outside, the beautifully maintained gardens have been thoughtfully landscaped with colourful flower beds, lawns, patios and a garden shed, creating a peaceful setting to enjoy the surrounding countryside and coastal scenery. The property also benefits from a single garage, off-road parking and solar panels, helping to reduce running costs.

Offering generous living space, exceptional views and a fantastic coastal location just moments from the beach, this is a wonderful opportunity to acquire a superb home in the heart of Combe Martin.



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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 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).

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes: This property is registered under Land Registry Title Number DN456869 with UPRN 10000489611 and is held on a Freehold tenure. Constructed using traditional methods, the property occupies a plot of approximately 0.23 acres. It falls under North Devon Council, with a Very Low flood risk and is not situated within a Conservation Area. Services include mains gas, electricity, water and drainage, with gas-fired central heating and UPVC double glazing throughout. The property also benefits from owned solar panels, which are connected to the National Grid and generate an annual income for the owner. Access is via a private road, with one off-street parking space and a garage, together with established gardens. The property is in Council Tax Band C, with an annual charge of approximately £2,349, and has an EPC rating of C. There are no known building safety issues and no known current planning applications affecting the property. Connectivity is good, with Superfast broadband speeds of up to 80 Mbps, mobile coverage available across EE, Vodafone, Three and O2, and TV services available via BT, Sky and Virgin Media.

Directions: Proceed along Ilfracombe High Street with with our office on your right hand side approaching Combe Martin on the A399 as though from the Ilfracombe direction as you approach the sea front and the shops to the left of the road, turn left before the first shop and head into the public car park that overlooks the bay. On entering the car park proceed to the top end where you take the centre of the three lanes, passing immediately to the left of the property Harbour Rise. Immediately after passing Harbour Rise turn right at the fork into a lane which leads up to the property.

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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01271 866 699

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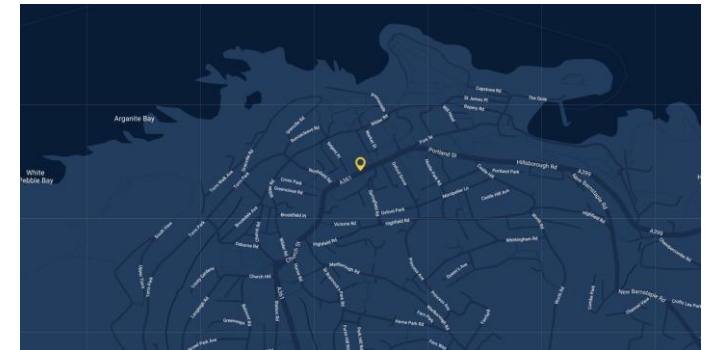


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