



Bond
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Changing Lifestyles

3 Ackland Cottages
Victoria Street
Combe Martin
Devon
EX34 0JX

Guide Price: £160,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

3 Ackland Cottages, Victoria Street, Combe Martin, Devon, EX34 0JX

Charming cottage enjoying characterful features in a central location...



- Immaculately presented
- Two ensuite bedrooms
 - Character features
- Ideal for a first-time buyer
 - EPC: D
 - Council Tax Band: A



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Immerse yourself in the charm of this characterful cottage, boasting two cosy bedrooms perfect for comfort and relaxation. The well-maintained interior features a spacious living room, modern kitchen, and delightful dining area for intimate gatherings. The bedrooms provide a tranquil retreat with ample storage and natural light. Located in a sought-after area near amenities, schools, and transport links, this affordable home presents an opportunity to embrace cosy living at its finest. Don't miss the chance to make this characterful cottage your own – schedule a viewing today and begin your journey to finding your dream home.

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:

Storage Cupboard

Living Room - 16'9" x 9'2" (5.1m x 2.8m)

UPVC double-glazed sash windows to front elevation, exposed stone flooring, feature fire place with wood inglenook, storage cupboard housing fuse board, exposed wooden beams, cupboard with plumbing for washing machine, stairs to upper floor, radiator.

Kitchen - 10'10" x 8'5" (3.3m x 2.57m)

A range of wall and base units, 4 ring induction hob, electric oven with extractor fan over, tiled splash backing, natural wood countertops, Belfast sink, space for fridge freezer.

Bedroom One - 14'4" x 9' (4.37m x 2.74m)

UPVC double-glazed window to front elevation, loft access, radiator, door leading to:

Ensuite Bathroom - 5'11" x 7'1" (1.8m x 2.16m)

UPVC double-glazed window to front elevation, low level push button W.C, wash hand basin with storage unit, free standing bath, downlighters, tiled from floor to ceiling.

Bedroom Two - 10'1" x 9'6" (3.07m x 2.9m)

UPVC double-glazed window to rear elevation, skylight, cupboard housing combi boiler, wall panelling, radiator, door leading to;

Ensuite Bathroom - Pedestal wash hand basin with vanity mirror over, low level push button W.C, single shower cubicle, tiled from floor to ceiling.

AGENT NOTES - This property is a traditional stone and brick construction, located in an area with no flood risk. It has direct connections to mains gas, electricity and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 15 Mbps, Superfast at 80 Mbps. Mobile service coverage is good. Currently, there are no planning permissions in place for this property or any nearby properties.

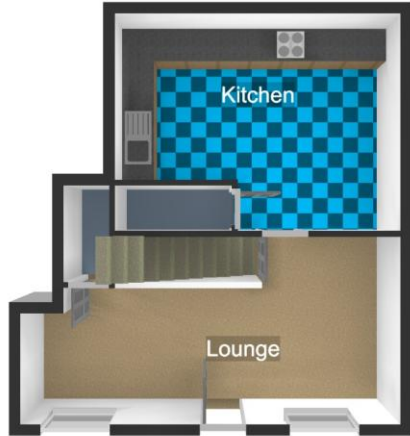


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Ground Floor

Floor area 40.2 sq.m. (433 sq.ft.)

TOTAL: 75.3 sq.m. (811 sq.ft.)

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



First Floor

Floor area 35.1 sq.m. (378 sq.ft.)



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 offices on the High Street proceed in an easterly direction heading out of town on the main A399 sign posted Combe Martin. Continue along this road passing through Hele Bay for approximately 5 miles and upon entering the village pass the sea front and continue along the main High Street. Continue along this road for approximately two and a half miles passing the Pack of Cards Public House and Ackland Cottages will be found on the left hand side shortly after the turning for Spurway Gardens but before the Petrol Station.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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