



Braemuir



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King Street, Combe Martin, Devon, EX34 0BX

Village amenities/beach within walking distance. Barnstaple 11 miles. Woolacombe 12 miles.

A detached three bedroom family home which provides well presented, spacious accommodation and benefits from large private gardens and parking for 2.

- Detached Family Home
- Kitchen/Diner, Utility
- Well sized rear garden
- Walking Distance to Beach and Village
- Sitting Room, Dining Room
- 3 Bedrooms, Family Bathroom
- Parking for 2 Vehicles
- Nice Views of Surrounding Countryside

Guide Price £450,000

SITUATION AND AMENITIES

Set within the heart of the village and within walking distance of the beach, shops and amenities, including primary school, post office, health centre, restaurants and public houses. The village itself is well known for its striking rugged cliffs and coves, situated on the dramatic North Devon Coastline and on the western fringes of Exmoor National Park. A regular bus service provides access to Braunton, Ilfracombe, Minehead and Regional Centre of Barnstaple, which is about 11 miles to the south and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital. At Barnstaple there is access to the A361 North Devon Link Road which leads on to Junction 27 of the M5 Motorway, in about 45 minutes and where Tiverton Parkway also offers a fast service of trains to London, Paddington, in just over two hours. North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe, are all within about ½ an hour by car.

DESCRIPTION

A detached three bedroom family home which provides well presented, spacious accommodation and benefits from large private gardens and private parking for 2. The property comprises on the ground floor; Entrance hall, kitchen/dining room with a modern fitted kitchen and utility room with doors leading out to the garden. Both the sitting room and dining room are spacious and both enjoy a pleasant outlook of the surrounding countryside. Upstairs there are 3 bedrooms, master with fitted shower and a family bathroom, all finished to a nice standard. Externally is parking for two vehicles and a attractive front decking area and to the rear there is a generous, well presented garden with vegetable garden. This is certainly a property that needs to be viewed internally to be fully appreciated.



GROUND FLOOR

Patio steps to glazed front door. INNER PORCH with tiled flooring and partly glazed door to ENTRANCE HALL hard wood flooring, stairs to first floor. WC with vinyl flooring, wc and ceramic sink, built in storage cupboard. LIVING ROOM carpeted, large windows to the front with countryside views, French doors lead you to rear patio and garden, electric feature fireplace with wooden surround, built in shelving/storage. DINING ROOM carpeted, large bay window with views, gas feature fireplace with wooden surround, built in TV unit. KITCHEN hard wood flooring continuing from the hallway, modern wall and base units with wood laminate worktop, inset double stainless-steel sink with drainer, partly tiled and partly painted walls, double gas oven with gas hob, splash back and extractor hood over, space for dishwasher, space for dining table, 2 tall radiators. UTILITY AREA stainless-steel sink with drainer, cupboard underneath, space for washing machine and fridge freezer, cupboard housing boiler, French doors to rear garden, spiral staircase to first floor bedroom/office

FIRST FLOOR

Carpeted stairs to LANDING. BEDROOM 1 a dual aspect room with window looking out the front with countryside views, integrated sink with vanity unit and tiled splash back, integrated shower cubicle with tiled splash back and glass door. BEDROOM 2 carpeted, large bay window with views, fitted triple wardrobe with mirror, corner wash hand basin with vanity unit and tiled splash back. BEDROOM 3 which is a split room, carpeted, single bed, other side can be accessed from the spiral staircase in the kitchen, this is a versatile space which can be used as walk in wardrobe/office space etc. corner window overlooking the garden. BATHROOM a modern suite with tiled floor and walls, side panel bath, with overhead shower, oval ceramic hand wash basin, vanity unit under, heated towel rail, WC.

OUTSIDE

To the front of the property is a private parking bay for 2 cars with large elevated detached decking area above enjoying fine views. Patio area and steps leading to front door. The rear of the garden which is split into two halves, the first being laid with chipping with shed and space for table and chairs. The second half which is accessed over a pedestrian lane for the neighbouring properties is a very well presented and generous garden which is mainly laid to lawn with an assortment of plants and shrubs. Large patio area for seating, BBQ etc, partly glazed summer house and to the rear is a fantastic vegetable garden with greenhouse, shed/workshop and pond.

SERVICES

All Mains Connected

DIRECTIONS

As you enter Combe Martin from the Ilfracombe side, drop down into the village with the beach to your left and continue into the village high street. Stay on this road after about 1/4 a mile the entrance for Saffron House can be seen on your left, take this turning and the parking for the property can be found immediately on your right identified by our For Sale board.



These particulars are a guide only and should not be relied upon for any purpose.

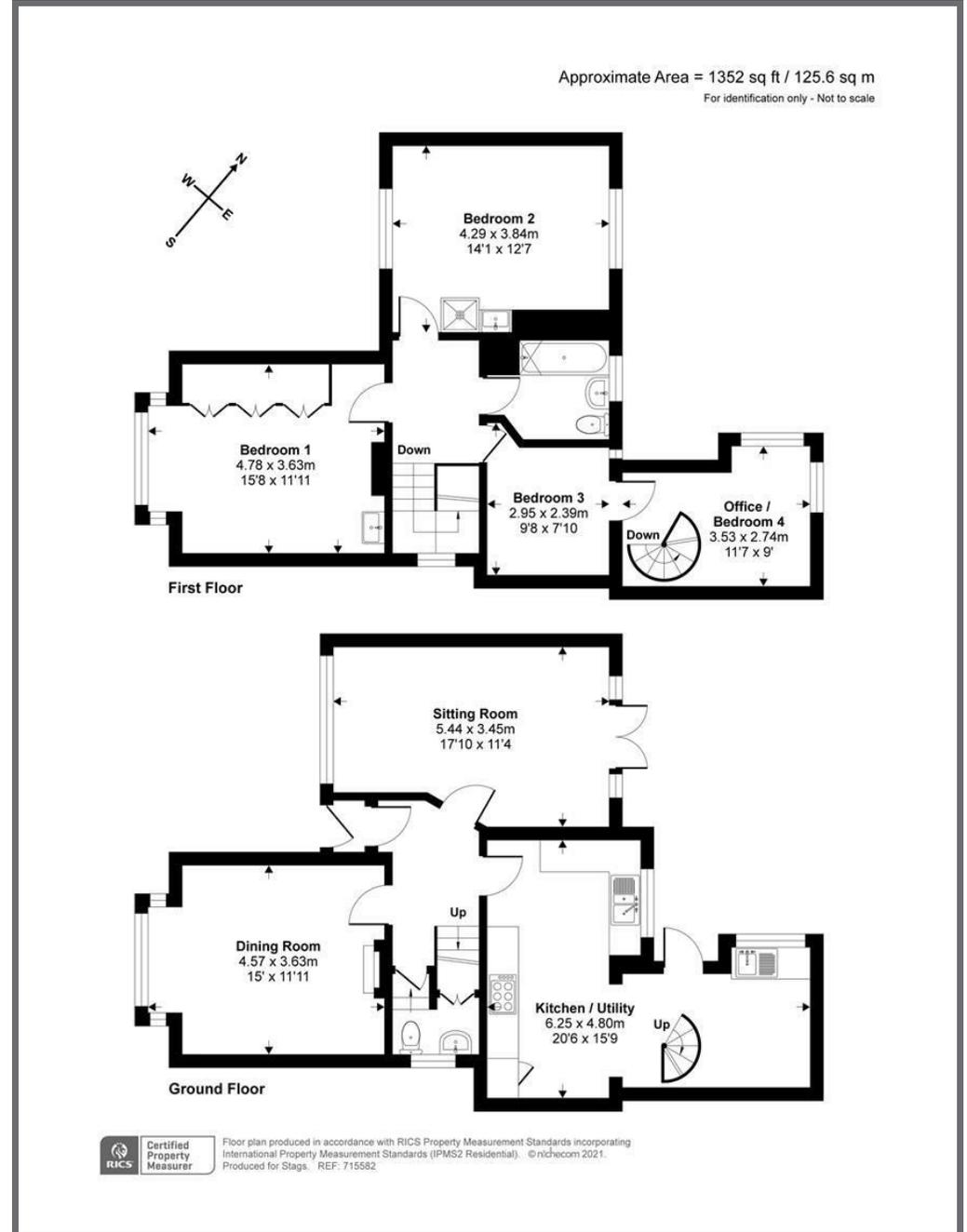


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	80
EU Directive 2002/91/EC			

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