turners

3 Church Street

Combe Martin, Combe Martin, EX34 0LQ

Price Guide £225,000

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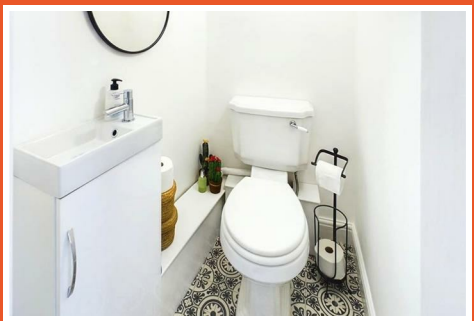

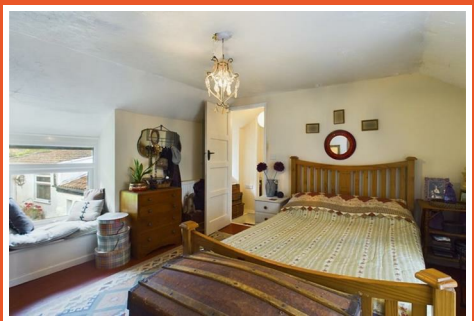

Property Description

Upon entering, the home immediately impresses with its characterful lounge, featuring an exposed stone chimney breast and feature fireplace. A low-maintenance tiled floor flows seamlessly through to the rear garden, enhancing the indoor-outdoor feel. The dining room continues this style, with tiled flooring and an exposed stone feature wall. The modern shaker-style kitchen is bright and well-appointed, benefitting from a Velux roof window and housing the gas combi boiler for central heating and hot water.

The ground floor also offers a fully tiled wet room with electric shower, a separate WC, and a versatile dual-aspect garden room—currently used as an office/third bedroom—with direct access to the garden. Upstairs, the spacious dual-aspect principal bedroom features painted wooden floorboards, a chimney breast, and a charming window seat overlooking the garden. The second bedroom has been newly refurbished to a high standard. An additional upstairs WC with wash basin has also been recently updated.

A standout feature is the private, level, enclosed rear garden, extending approximately 25 metres. Beautifully planted with a variety of shrubs, flowering plants, wisteria, and magnolia trees, it also includes a lawn and garden pond. The garden enjoys open views towards the nearby church and surrounding countryside, creating a safe and peaceful space for families and pets. The property is conveniently located close to the village car park and just moments from the picturesque local church, where parking permits are available on a six-month or annual basis.

Location

Combe Martin is a charming coastal village nestled within the picturesque landscape of North Devon. Famous for its stunning views of the Bristol Channel and its rugged coastline. With its quaint streets, traditional pubs, and local shops, the village exudes a peaceful atmosphere perfect for relaxation.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a ‘world surfing reserve’, one of just 12 places on the planet along with the Australia’s Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

Directions

From our office Follow the north-east on the High Street/A361 and follow all road signs towards Combe Martin. As you enter Combe martin follow the A399 through the High street for 1.1 miles where you will to left onto church street, the property will be on your right hand side.

Road Map

Hybrid Map

Terrain Map

Floor Plan

Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph