



# turners



## Knowle Gardens

Combe Martin, Ilfracombe, EX34 0NW

Asking Price £325,000



# 10a Knowle Gardens

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An exciting opportunity to purchase a brilliant semi-detached dormer bungalow located in the highly sought-after Knowle Gardens. This spacious home offers versatile living with three generously sized double bedrooms, a bright living room, kitchen, dining room, additional reception room, conservatory, and a modern three-piece wet room. Externally, the property features a single garage, off-road parking for one vehicle and well-maintained front and rear gardens. While already a fantastic home, it would benefit from general cosmetic improvements, offering great potential for personalisation. Ideal for families or downsizers seeking comfort, space and a prime 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.

## Living Room

14'11" x 11'4" (4.57 x 3.46)

A bright and spacious living room offering ample space to accommodate a full range of free-standing lounge furniture. The room features a large UPVC double glazed window that floods the space with natural light, an attractive electric feature fireplace, a wall-mounted gas radiator for comfort, and charming exposed floorboards that add character and warmth to the setting.

## Kitchen

11'3" x 10'8" (3.43 x 3.27)

A well-proportioned kitchen fitted with matching wall and floor units, offering both style and functionality. It features an integrated four-ring electric hob with an extractor fan above, integrated electric fan oven, and a built-in fridge freezer. There is also space and plumbing for a washing machine or dishwasher. A UPVC double glazed window provides natural light, while tiled flooring adds durability and ease of maintenance. The kitchen naturally flows into the conservatory, enhancing the sense of space and connectivity within the home.

## Dining Room

7'10" x 6'6" (2.41 x 2.00)

A versatile dining room offering ample space for free-standing dining

furniture, perfect for everyday meals or entertaining guests. This light-filled room features large double glazed sliding patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. Although slightly smaller in size, the space could also serve well as an additional reception room, depending on lifestyle needs.

## Reception Room

11'5" x 9'5" (3.50 x 2.89)

A generously sized additional reception room currently used as an extra seating area, offering flexibility to suit a variety of needs. The space comfortably accommodates free-standing furniture, making it equally suitable as a dedicated dining area. It features a UPVC double glazed window for natural light, is carpeted throughout for comfort, and provides access to the first-floor bedrooms, enhancing its practicality within the home.

## Bedroom One

12'5" x 7'10" (3.80 x 2.40)

Situated on the first floor, this spacious double bedroom offers ample room for free-standing bedroom furniture, enhanced by the convenience of a built-in wardrobe. Dual aspect UPVC double glazed windows provide plenty of natural light and offer lovely countryside views. The room also benefits from a wall-mounted gas radiator for warmth and is carpeted throughout, creating a comfortable and inviting space.

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### Bedroom Two 10'11" x 7'8" (3.35 x 2.35)

Also located on the first floor is a well-sized double bedroom, offering ample space for free-standing bedroom furniture and featuring a built-in wardrobe for added storage. A UPVC double glazed window frames picturesque views of the countryside and nearby church, while a wall-mounted gas radiator ensures year-round comfort. The room is fully carpeted, providing a warm and cosy atmosphere.

### Bedroom Three 6'10" x 9'2" (2.09 x 2.80 )

Situated on the ground floor, this spacious double bedroom provides ample space for free-standing bedroom furniture and benefits from an additional built-in storage cupboard. A UPVC double glazed window allows for natural light, while a wall-mounted gas radiator ensures comfort. The room is finished with charming exposed floorboards, adding character to the space.

### Bathroom 8'5" x 5'6" (2.58 x 1.69)

This three-piece wet room is designed for practicality and ease of use, featuring a toilet, a sink basin with storage underneath, and a shower. A UPVC double glazed obscure window provides natural light while maintaining privacy, and a convenient storage cupboard offers additional space. The room is kept warm with a wall-mounted gas radiator and is finished with durable vinyl flooring throughout.

### Conservatory 9'9" x 8'2" (2.99 x 2.51)

The conservatory flows naturally from the kitchen, offering versatile additional living space that can be used for various purposes. It provides ample room for free-standing furniture and is surrounded by wrap-around UPVC double glazed windows, allowing plenty of natural light to flood the space. Sliding patio doors open directly into the rear garden, creating a seamless connection between indoor and outdoor living.

### Garage 15'10" x 8'1" (4.85 x 2.47)

The property benefits from a single garage, ideal for secure parking or as a generous additional storage space. Equipped with electric points, it also offers the potential to be used as a functional workshop, catering to a range of practical needs.

### Outside Space

This property offers both front and rear gardens, enhancing its curb appeal and outdoor living potential. The front garden is designed for low maintenance, featuring a stone-paved area bordered by a variety of bushes and flowers. To the rear, a stone-paved patio provides the perfect spot for outdoor furniture and al fresco dining. Beyond the patio lies a well-proportioned lawn, beautifully complemented by a vibrant array of natural bushes, trees, and flowers—creating a colourful and tranquil outdoor space.

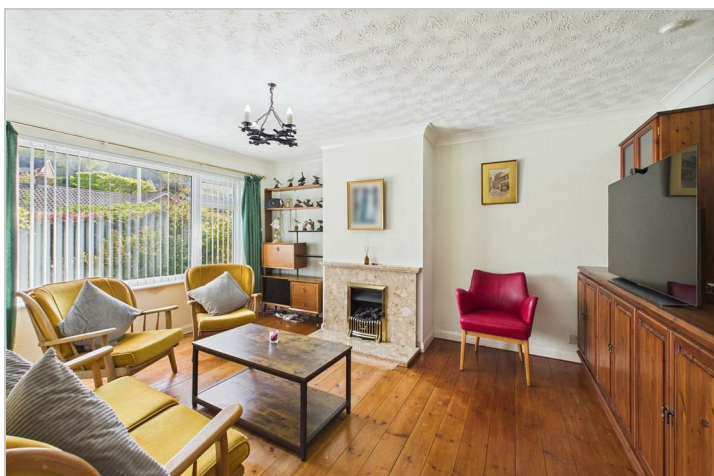
### Agent Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

### 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 road for one mile and turn right onto Church Street and follow the road for 410ft. Turn left onto Knowle gardens and you'll find the property on your left 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

