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Derna High Street, Combe Martin, EX34 0HT

Asking Price £295,000

Enjoying an elevated position with superb countryside views in the heart of Combe Martin, this charming detached dormer bungalow offers an exciting opportunity for those looking to modernise a spacious and well located home.

Set on a generous plot with a detached double garage, the property features three well proportioned bedrooms, two spacious reception rooms and bright, airy interiors filled with natural light thanks to large windows throughout.

At the front of the property, steps ascend to the main entrance, complemented by a low-maintenance gravel garden. The substantial wraparound rear garden comprises of both patio and lawned areas, making it the perfect for sun trap for family gatherings or simply unwinding while enjoying the tranquil surroundings.

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.

Hallway 26'3" x 3'3" (8.01m x 1.00m)

A centralised hallway offering a practical layout with direct access to each ground floor room with useful under stair storage.

Living Room 14'3" x 10'9" (4.35m x 3.29m)

The spacious front aspect living room, centred around a charming feature fireplace that adds character and comfort. A large bay window floods the room with natural light and frames delightful views.

Dining Room 11'9" x 10'5" (3.59m x 3.18m)

The generously sized dining room enjoys a bright and airy feel, enhanced by a charming bay window that offers delightful views. A feature fireplace adds warmth and character, making this an ideal space for both everyday meals and entertaining guests.

Kitchen 16'5" x 7'3" (5.01m x 2.21m)

The large dual-aspect kitchen is filled with natural light and offers excellent potential, with ample base and eye-level units providing plenty of storage and workspace. While in need of some modernisation, the layout is practical and spacious, with direct access to the rear garden through a useful adjoining utility room, perfect for everyday convenience.

Utility Room 7'1" x 5'11" (2.17m x 1.81m)

A useful utility room with ample storage spacious while connecting the rear garden and the kitchen.

Bedroom Three 10'10" x 7'9" (3.31m x 2.37m)

A side aspect double bedroom situated on the ground floor and garden views.

Bathroom 10'9" x 5'4" (3.30m x 1.65m)

The rear-aspect bathroom is both practical and well-appointed, featuring fully tiled walls for easy maintenance. It includes a walk-in shower, separate bath, toilet, and sink, all designed for everyday comfort. An obscure glazed window provides natural light while ensuring privacy.

WC 4'11" x 2'11" (1.51m x 0.90m)

A useful separate WC situated on the ground floor.

Landing 6'10" x 2'10" (2.09m x 0.88m)

Doors leading to:

Bedroom One 14'7" x 11'9" (4.45m x 3.60)

The impressive primary bedroom is a truly expansive side-aspect space, enjoying far-reaching countryside views. Thoughtfully designed with built-in wardrobes, it easily accommodates a super king-size bed along with additional furnishings, offering both comfort and practicality in abundance.

Bedroom Two 11'10" x 7'3" (3.62m x 2.22m)

The second bedroom has a quirky charm, cleverly designed to make the most of its layout. Built-in

storage adds practicality without compromising on space, making it an ideal room for a child or guest bedroom.

Garage 26'8" x 10'4" (8.15m x 3.16m)

A large double garage, accessed via an up-and-over door and offering generous head clearance, ideal for vehicle storage and/or workshop use. With its substantial size and solid structure, the space also holds great potential for conversion.

Agents 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.

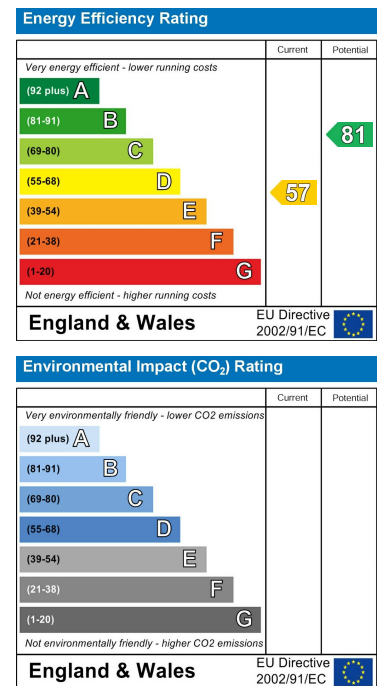
Floor Plan



Area Map



Energy Efficiency Graph



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