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Spurway Gardens

Combe Martin, Ilfracombe, EX34 0PL

Price Guide £325,000

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- Two bedroom detached bungalow
- single garage
- Chain-free sale
- Short walk to local amenities and transport routes
- Sought-after location
- Short drive to Combe Martin beach
- Off-street parking for thee-four vehicles
- All mains services

Property description

An attractive and well-proportioned two-bedroom bungalow occupying a desirable position within the sought-after residential development of Spurway Gardens, Combe Martin. Offering spacious accommodation, generous gardens and excellent off-road parking, this property presents an exciting opportunity for those looking to acquire a comfortable single-storey home with scope for cosmetic modernisation and improvement.

The property is being offered for sale with the benefit of a chain-free sale, making it an appealing prospect for a range of purchasers, including first-time buyers, those looking to downsize, holiday-home seekers and investors. Its convenient location places a variety of everyday amenities within walking distance, together with local schools, transport links and numerous public footpaths providing access to the surrounding countryside. Combe Martin's picturesque beach and coastline are also just a short drive away, making this an ideal location for enjoying the North Devon coast.

Upon entering the property, the accommodation provides a practical and well-balanced layout, with the principal living spaces benefiting from good proportions and plenty of natural light. The large living room offers considerable flexibility for a range of freestanding furniture arrangements, with ample space to create both comfortable lounge and dining areas. Patio doors provide direct access to the rear garden and allow an abundance of natural light into the room, whilst also offering attractive views towards the surrounding woodland.

The fitted kitchen provides a range of wall and base-mounted units together with useful work surface and storage space. A particularly convenient feature is the integral access to the garage, providing an easy connection between the kitchen and the property's useful storage and parking facilities. The garage also offers potential for additional storage or could provide scope for future adaptation, subject to any necessary permissions.

There are two well-proportioned double bedrooms, both providing comfortable accommodation and flexibility for a variety of uses. The principal bedroom benefits from a built-in wardrobe, providing valuable integrated storage and helping to maximise the available floor space. The second bedroom is also a generous double room and could equally be utilised as a guest bedroom, home office or additional reception space depending on the purchaser's requirements.

The property is further complemented by a three-piece family bathroom suite, comprising the usual facilities, together with an additional two-piece WC, a useful addition for both residents and visiting guests.

The property enjoys particularly good outside space. To the front is a large private driveway providing off-road parking for approximately three to four vehicles, an excellent benefit for a property of this type. The front garden is predominantly laid to lawn and is well established, featuring a variety of mature plants, bushes and shrubs which provide colour and interest whilst creating an attractive approach to the property.

The rear garden is a particularly appealing feature, offering a generous and relatively level plot with several distinct areas. A stone-paved patio provides an ideal seating area immediately adjoining the property and creates an excellent setting for alfresco dining, entertaining friends and family or simply enjoying the surrounding outlook. Beyond this is an area of lawn, while raised vegetable beds provide the opportunity for those with a keen interest in gardening to grow a variety of plants, flowers, fruit and vegetables.

The garden offers plenty of space for outdoor activities and could be landscaped further to suit individual requirements. The combination of patio, lawn and established planting provides a versatile outside space which can be enjoyed throughout the warmer months. The garden benefits from a number of established fruit trees, including a mature apple tree that bears abundant fruit in the autumn.

Whilst the property is already well presented and perfectly habitable, it would benefit from some cosmetic improvements throughout, giving a new owner the opportunity to introduce their own style, modernise certain areas and potentially enhance the property's overall appeal and value. The generous proportions, single-storey layout, excellent parking and sizeable gardens provide a strong foundation for creating a superb long-term home.

Overall, this is a well-positioned two-bedroom bungalow offering generous accommodation, excellent outside space and considerable potential, situated in a convenient and desirable part of Combe Martin. With its chain-free position and proximity to local amenities, countryside walks and the beach, early viewing is highly recommended to appreciate everything this property has to offer.

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 breath-taking rolling countryside, perfect for avid walkers.

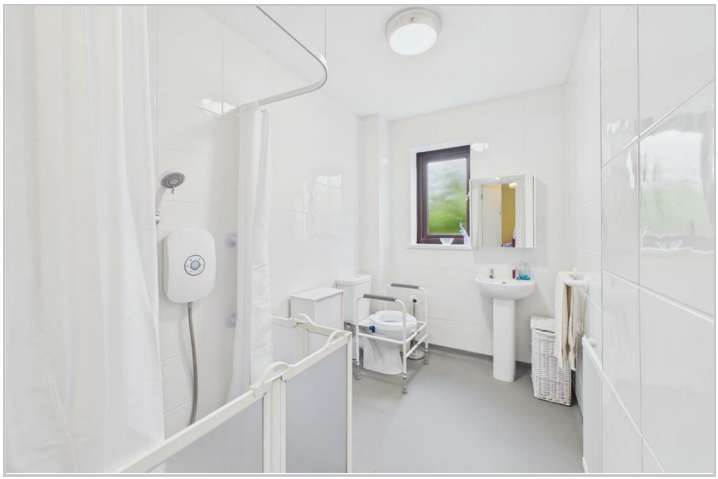
Directions

From our office, head towards Oxford Grove and follow this road onto Portland Street, continuing onto Coronation Terrace and Hillsborough Road. As you drop down to Hele, continue on Watermouth Road/A399 for 4.8 miles, going past Combe Martin beach and towards the end of the High Street. Turn left onto Spurway gardens and follow this road up 381ft where you will then turn left. the property will be at the end of the cul-de-sac where to agent will meet you there.

What3words: elevates.fees.squabbles










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.

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Energy Efficiency Graph

