



# turners



Cross Street

, Combe Martin, EX34 0DH

**£255,000**



# 2 Mill House Cross Street

, Combe Martin, EX34 0DH

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A well presented three bedroom semi-detached house situated a stones throw from Combe Martin's famous picturesque bay and beach front. The property boasts spacious, open plan living quarters and highly sought after off road parking for two vehicles. Other benefits include; a low maintenance courtyard, gas central heating and double glazing throughout and a useful cellar for additional storage. This stylish property would make an ideal family home, or holiday home due to its close proximity to the seafront.

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.

## Entrance Hallway

**3'1" x 6'1" (0.96 x 1.87)**

An ideal spot for hanging coats and shoes.

## Living/Dining Room

**18'7" x 19'9" (5.67 x 6.02)**

A spacious, well-lit open concept living area with the lounge cleverly designed to accommodate the whole family and the dual aspect dining area located adjacent to French doors leading out onto the private rear courtyard. The perfect area for entertaining in the summer months.

## Kitchen

**8'7" x 8'11" (2.63 x 2.72)**

A modern fitted kitchen boasting sleek finishes and comprising of black base and eye-level units, complemented by cream walls and tiles, a grey wood effect worktop and inset stainless steel sink and drainer. The dual aspect room is

filled with natural light which adds to its aesthetic appeal. From a practical standpoint it comes fitted with a built in double oven and electric hob and provides space for all necessary appliances.

## Landing

**3'6" x 2'8" (1.08 x 0.83)**

First floor landing providing immediate access to all three bedrooms and the family bathroom.

## Bedroom One

**8'11" x 13'0" (2.72 x 3.98)**

The primary bedroom offers space and style with ample room for a bed size of your choice and all associated furnishings. This rear aspect room has a large south facing double glazed window creating a bright and welcoming feel.

## Bedroom Two

9'4" x 7'0" (2.86 x 2.14)

A dual aspect double room that comfortably accommodates a double bed and all necessary bedroom furnishings.

## Bedroom Three

8'10" x 6'2" (2.71 x 1.9)

A single rear aspect bedroom ideal for either a child's room or home office.

## Bathroom

6'3" x 6'4" (1.92 x 1.94)

A well designed family bathroom finished to a high standard with a tasteful tiled walls, featuring; a bath with shower above, a low level toilet and pedestal hand wash basin as well as a towel radiator mounted on the wall.

## Cellar

A useful addition that could lend itself to a variety of uses starting with sought after storage space.

## Outside

To the side of the property, there's a compact, easily maintained courtyard.

To the front of the property is a large driveway providing off road parking for two vehicles.

## Agents Notes

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

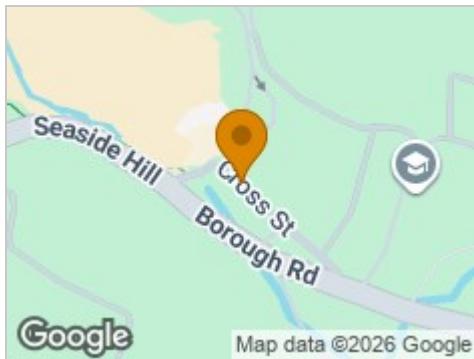
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details,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

## Directions

Proceeding from our office in an easterly direction and heading out of Ilfracombe on the main A399 road towards Combe Martin. Continue on this road past the both turnings for Berrynarbor Village, as you come into the village of Combe Martin, the unmistakable bay will appear on your left handside. Take the first left after the beach into Cross Street. Continue along Cross Street and the house will appear on your right handside, slightly set back from the road.



## 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

### Energy Efficiency Rating

