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## 3 Bed End Terrace With Glorious Garden & Sea Views

1 The Gables Woodlands, Combe Martin, Ilfracombe, EX34 0AS

Offers In Excess Of

**£400,000**

- 3 Bed, 2 Reception Room End Terrace
- Large Private Garden
- Good Sized Kitchen/Dining Room
- Double Glazing
- Sea Views
- Garage & Ample Off Road Parking
- Outside WC & Store
- Short Drive To The Village Centre
- EPC: TBC

### Directions

Head towards Combe Martin on the A399 from South Molton. Upon entering the village follow the main High Street as it varies and declines towards the sea. Follow down and passed Honnescombe Beach, keep following the road round and just before the Poplars Hotel take a right up the hill and The Gables will be found on your right, Number 1 is right at the end on your right hand side.

**Looking to sell? Let us value your property for free!**

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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## Room list:

**Entrance Porch**  
1.5 x 1 (4'11" x 3'3")

**Entrance Hall**

**Living room**  
4.25 (into bay) x 3.75 (13'11" (into bay) x 12'3")

**Dining Room**  
3.8 x 3.4 (12'5" x 11'1")

**Kitchen/Dining Room**  
5.25 x 3.19 (17'2" x 10'5" )

**Bedroom 1**  
4.45 (into bay) x 3.4 (14'7" (into bay) x 11'1" )

**Bedroom 2**  
3.6 (nar 2.45) x 3.35 (11'9" (nar 8'0") x 10'11")

**Bedroom 3**  
3.05 x 2.01 (10'0" x 6'7")

**Bathroom**  
2.75 x 2.1 (9'0" x 6'10")

**Outside Store**

**Outside WC**

**Garage & Ample Off Road Parking**

## Outside

Combe Martin is set on the dramatic North Devon coastline, ideal for walking where the Southwest coastal path runs from Watermouth Bay and Ilfracombe to the west up to the stunning scenery of the Exmoor National Park to the east and on to Trentishoe and the Hunters Inn valley, an area of stunning scenery and outstanding natural beauty with many miles of walks with Exmoor ponies and resident Red deer.

The village itself offers a variety of shops and amenities, including a chemist, primary school, post office, health centre, restaurants and public houses and its ancient parish church. and has what is reputed to be the longest village High Street in the country.

Ilfracombe is approximately a 15-minute drive and provides national chain shops, banks and two major supermarket chains Tesco and The Co-Operative. This Victorian town is particularly noted for its picturesque Harbour and quayside as well as the Promenade with the Landmark Theatre and pleasure gardens and between Combe Martin and Ilfracombe a local golf course.



Phillips Smith & Dunn are delighted to offer to the market this Individual 3 bedroom, end of terrace house, sitting in a highly convenient location with an impressive private garden, garage and ample off road parking and enjoys a sea view from the property.

Approaching the property you have an attractive glass fronted entrance porch, an ideal space to take off boots, shoes and coats before entering the house. The living room is bright and spacious and the bay window faces towards the sea making for a perfect spot to relax. You have the benefit of an additional reception room which could be used as a dining room or even a study. The kitchen/diner is well equipped with a space for an aga, washing machine and separate oven. There is plenty of worktop space for any kitchen prep and ample cupboards for storage with the benefit of a pantry. Leading upstairs you have 3 good sized rooms with Bedroom 1 & 3 having a pleasant facing towards the sea. The family bathroom includes a 4 piece suite and attractively half tiled throughout.

The private garden is a considerable size sitting on approx 0.5 of an acre and would be perfect for anyone with children or pets to run around in. There are mature and well established trees which makes for an ideal and picturesque spot for the whole family to enjoy.

In all, this is a lovely 3 bedroom family home that is in need of some modernisation throughout but would be perfect for a family looking to put their own stamp on the property.

\*Agents note - We believe that you cannot build in the gardens.

## Services

Mains Water & Drainage

## Council Tax band

D

## EPC Rating

## Tenure

Freehold

