











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Directions

Head towards Combe Martin on the A399 from South Molton. Upon entering the village follow the main High Street and along King street, Trenode Avenue will be found on your left. Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

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Well Presented 4 Bedroom Detached Family Home

Trelawne Trenode Avenue, Combe Martin, Ilfracombe, EX34 0AJ

Kitchen & Bathroom & Shower Room
 Detached Family Home

• Close To Combe Martin Honnescombe • D/G & G/H

• Off Road Parking For 1 Car

Beach
• Easy To Maintain Garden

• 4 Double Bedrooms & 2 Reception

• No Onward Chain

• EPC: E









We are delighted to bring to the market this well presented 4 bedroom detached family home in the ever sought after, seaside village of Combe Martin. The front elevation is an attractive stone facade with a dormer window.

Upon entering the property you have an useful entrance porch, ideal to hang coats and take off shoes before entering the main entrance hall. On your right you have a good sized living room with an attractive bay window. The dining room is light and spacious with french doors leading out to the garden and benefits from a cozy log burner, ideal for the winter months. The kitchen is well equipped with plenty of worktop space either side, attractive tiling and space for a washing machine, fridge freezer and dishwasher.

Leading up to the 1st floor you have the advantage of a separate shower room and an additional bathroom with a highly attractive contemporary oval freestanding tub. You also have two good sized double bedrooms on the 1st floor with the master bedroom having the advantage of the bay window and built in cupboards. Going up to the 2nd floor you have two more good sized double bedrooms making this an ideal family home.

The garden is private and easy to maintain with part stone chippings and majority decking making this a highly convenient social space or even for alfresco dining. There is also the advantage of an outside garden store which is perfect for storing bikes, boards etc. The property also benefits from having off road parking for 1 in front of the property.

Services

All Mains Connected.

Council Tax band

EPC Rating

F

Tenure

Freehold





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, 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.

Room list:

Entrance Porch

Entrance Hall

Living Room

4.63 into bay nar 3.6 x 3.8 (15'2" into bay nar 11'9" x 12'5")

Dining Room

3.64 x 3.45 (11'11" x 11'3")

Kitcher

3.94 x 3.25 nar 2.88 (12'11" x 10'7" nar 9'5")

Shower Room

1.60 x 1.5 (5'2" x 4'11")

Bathroom

2.91 nar 2.13 x 2.77 nar 2.29 (9'6" nar 6'11" x 9'1" nar 7'6")

Master Bedroom

5.36 nar 4.58 x 4.65 into bay nar 3.70 (17'7" nar 15'0" x 15'3" into bay nar 12'1")

Bedroom 2

3.7 x 3.53 (12'1" x 11'6")

Bedroom 3

5.26 x 3.99 into dormer nar 2.79 (17'3" x 13'1" into dormer nar 9'1")

Bedroom 4

3.48 nar 1.57 x 3.72 nar 2.77 (11'5" nar 5'1" x 12'2" nar 9'1")

Garden Store

