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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.

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Well Presented 4 Bedroom Detached Family Home

Guide Price

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

£317,000

- 4 Double Bedrooms & 2 Reception Rooms
- Kitchen & Bathroom & Shower Room
- Detached Family Home
- Close To Combe Martin Honnescombe Beach
- D/G & G/H
- Off Road Parking For 1 Car
- Easy To Maintain Garden
- No Onward Chain
- EPC: E



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")

Kitchen

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



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

C

EPC Rating

E

Tenure

Freehold

