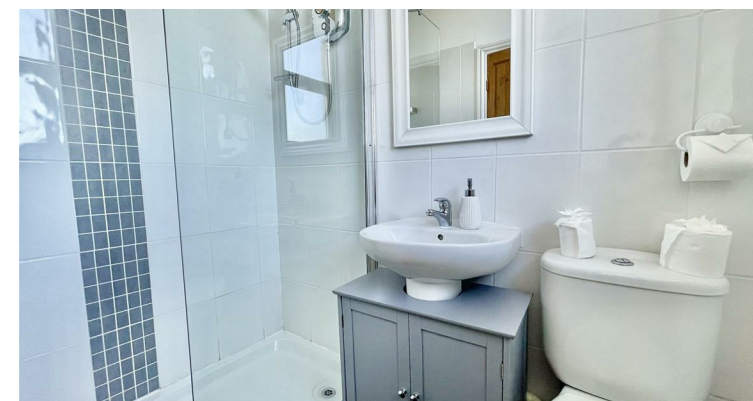
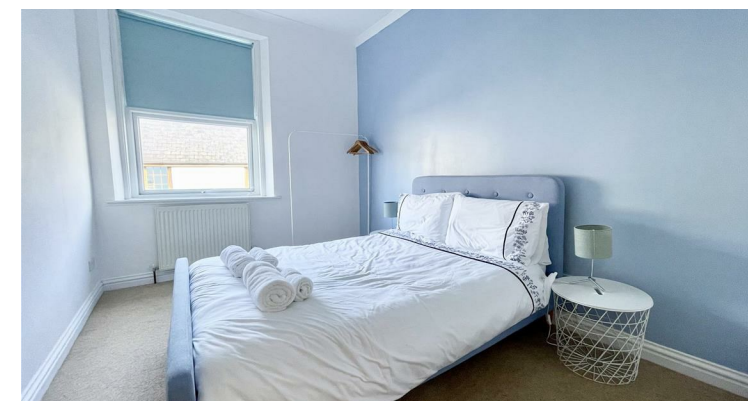




TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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## A Well Presented 4 Bedroom Family Home

Lion Mews Victoria Street, Combe Martin, Ilfracombe, Devon,  
EX34 0LZ

Guide Price

**£325,000**

- 4 Bedrooms & Open Plan Living Downstairs
- NO ONWARD CHAIN
- Two Tiered Garden
- Off-road Parking
- Potential Holiday Let Income
- Useful Utility Room
- Convenient Location
- Contemporary Kitchen and Bathrooms
- EPC: D

## Directions

From the seafront in Combe Martin, with your back to the sea, proceed into the village and up the High Street and continue along as if you are leaving the village. Continue along Victoria Street and Lion Mews will be found on your right hand side. There is a sharp right hand turn, if you go up to the Combe Martin Services you can turn around and head back, take a left down to Kiln Lane and the car park is the first left with the dedicated parking spaces on the first right.

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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## Overview

Phillips Smith & Dunn are delighted to bring to the market this deceptively spacious and immaculately presented, 4 Bedroom home in the highly sought after location of Combe Martin.

Entering the property you have a useful porch area, idea for hanging up coats and taking off shoes before leading into the main property. From the porch you walk into a big open plan living, kitchen/diner/living room. The kitchen is well stocked with gas hob and inset oven, space for a dishwasher, plenty of worktop space and cupboards for storage with the advantage of a breakfast bar. The spacious living/dining room is light with the log burner being an attractive focal point and ideal for those cozy evenings. Both the kitchen and living room complement each other nicely with a contemporary open plan design. Off the side of the kitchen there is a useful utility room and downstairs WC.

Upstairs you have 4 good sized double bedrooms with the master bedroom being double aspect with the advantage of an attractive 3 piece ensuite. The family bathroom benefits from a P-Shaped bath, tiling over the bath and mosaic style flooring. There is good potential to extend the accommodation (Sup to any required PP) into the good size roof. This would then make for a very good size family home. Furthermore, there is potential for the south facing roof to provide solar panels.

Outside you have 3 dedicated off road parking spaces just in front of the split level garden which is ideal for soaking up the sun or even for al fresco dining.

This property is currently holiday let and could be a sound buy to let investment or for a family looking at moving into the Combe Martin Area.

## Services

All Mains Connected.

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold



## Room list:

**Entrance Porch**

**Kitchen/ Dining Area**  
5.73 x 8.46 (18'9" x 27'9")

**Living Area**  
7.72 x 3.83 narr to 2.15 (25'3" x 12'6" narr to 7'0")

**Lobby**  
2.50 x 0.86 (8'2" x 2'9")

**Utility**  
2.33 x 1.51 (7'7" x 4'11")

**Cloakroom**

**First Floor Landing**

**Bedroom 1**  
4.26 x 3.08 (13'11" x 10'1")

**En Suite**  
1.96 x 1.49 (6'5" x 4'10")

**Bedroom 2**  
3.85 x 2.67 (12'7" x 8'9")

**Bedroom 3**  
3.65 x 2.67 (11'11" x 8'9")

**Bedroom 4**  
2.73 x 2.39 (8'11" x 7'10")

**Bathroom**  
2.74 x 2.14 (8'11" x 7'0")

**Off Road Parking Spaces**

**Split Level Garden**