



# turners

## Seacrest Cottage



Seaside

, Combe Martin, EX34 0DJ

Asking Price £350,000



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Situated in the heart of the picturesque seaside village of Combe Martin, this beachfront home with sea views is the perfect buy to let investment or family home. Every aspect of the property is meticulously finished to a high standard and boasts two spacious bedrooms, small bunk room and two bathrooms. The delightful living room and the open-plan kitchen seamlessly merge to create a spacious environment while retaining the cozy charm of the cottage. Other benefits include; gas central heating and double glazing throughout.

Combe Martin is nestled between steep cliffs and rolling hills, its perfect location offers a charming blend of natural beauty and coastal charm. One of the standout features of Combe Martin is its stunning coastline, which includes a beautiful sandy beach that stretches out along the edge of the village.

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 Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

## **Living Room/Kitchen/Dining Area** 15'4" x 21'8" (4.68 x 6.61)

The heart of the home, the open plan living room boasts stunning, dark wood effect LVT flooring and is complemented by a spacious bay window, infusing the room with natural light. Despite its brightness, the space exudes a cozy ambiance, thanks to the rich tones of the wooden accents and provides ample seating area for the whole family to enjoy.

The modern fitted kitchen provides stylish base and eye level units and striking orange splash backs adding vibrancy to a contemporary space. The kitchen has been finished with built in appliances and provides plenty of space for a dining table and chairs in the second bay window.

## **Bathroom Two** 7'4" x 6'4" (2.26 x 1.95)

A conveniently situated downstairs bathroom, featuring a walk-in shower, toilet, basin, and a towel radiator mounted on the wall. The room has been finished to a high standard with colourful shower paneling, stylish vinyl flooring and solid oak wood door.

## **Landing** 5'10" x 5'2" (1.79 x 1.60)

First floor landing provide direct access to all three bedrooms.

## **Bedroom One** 10'0" x 10'11" (3.07 x 3.33)

A bright front aspect double bedroom with ample

space a king size bed and all associated bedroom furnishings and vintage wall mounted radiator.

#### Bedroom Two

9'10" x 9'10" (3.02 x 3.00)

A well-lit front aspect double bedroom with ample space for a bed size of your choice and all other modern day furnishings.

#### Bedroom Three

5'2" x 8'3" (1.58 x 2.53)

The smallest of the three bedrooms but would make an Ideal child's bedroom or home office.

#### Bathroom One

9'10" x 5'10" (3.02 x 1.78 )

A beautiful family bathroom boasting a white herringbone tiled feature wall, a bathtub equipped with an overhead shower, toilet, stylish vanity unit sink and matching wall mounted towel rail.

#### Outside

Steps lead to a small area suitable for a small storage shed, even though there is no garden, you're only a handful of steps from the beach, what better spot to enjoy the long summer days and spectacular sunsets.

#### Agents Notes

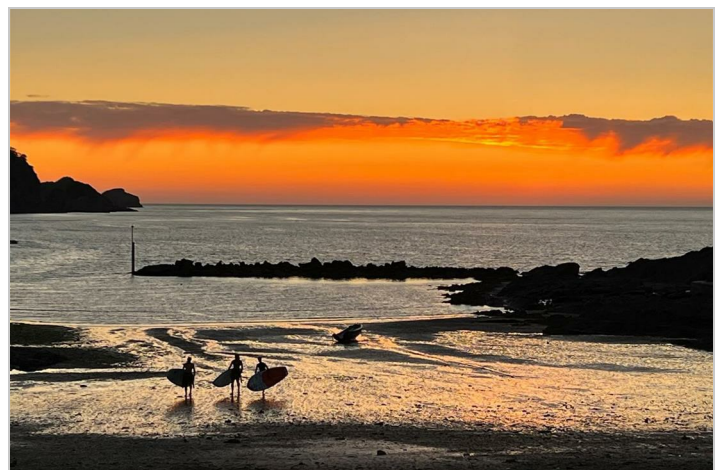
We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property Misdescriptions 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 and then immediately left down the alley way leading to the beach. Seacrest Cottage can be found on your right handside.



## 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

