



turners



Woodlands

Combe Martin, EX34 0AT

Asking Price £175,000



The Knoll, Woodlands

, Combe Martin, EX34 0AT

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Fresh to the market is this immaculately presented three-bedroom maisonette that is ideally located within walking distance to Combe Martin beach, making it a perfect investment for a first-time buyer or investor. The property offers three spacious double bedrooms, a large living room, a modern fitted kitchen diner, and a four-piece bathroom suite. Permitted parking is available but there is ample free street parking nearby. Situated close to local amenities, schools, and bus routes, it also boasts stunning countryside views, adding to its appeal.

Combe Martin is a charming coastal village nestled within the picturesque landscape of North Devon. Famous for its stunning views of the Bristol Channel and its rugged coastline. With its quaint streets, traditional pubs, and local shops, the village exudes a peaceful atmosphere perfect for relaxation.

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 the 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

15'10" x 12'1" (4.85 x 3.69)

This spacious living area offers ample room for freestanding lounge furniture and could easily accommodate a dining table as well, making it perfect for both relaxation and entertaining. The room features a large UPVC double-glazed window and a large UPVC double-glazed bay window, allowing plenty of natural light and creating a sense of space. It also includes a stylish feature fireplace, a wall-mounted gas radiator for warmth, and is carpeted throughout, adding to its cosy and inviting atmosphere.

Kitchen

13'6" x 9'10" (4.12 x 3.01)

A well-proportioned modern fitted kitchen that features matching wall and floor units for a cohesive and stylish look. It includes a 1.5 composite sink drainer, a four-ring gas hob with an electric extractor fan above, and an electric fan oven below. The kitchen also offers space for a fridge

freezer, plumbing for a washing machine, and room for a tumble dryer. A UPVC double-glazed window fills the space with natural light, while a wall-mounted gas radiator provides warmth. The kitchen is finished with wood laminate flooring throughout, combining both functionality and modern appeal.

Bedroom One

15'11" x 12'1" (4.87 x 3.70)

Situated on the top floor is this incredibly spacious and well-designed double bedroom that offers ample room for freestanding furniture, making it a comfortable and versatile space. Multiple UPVC double-glazed windows flood the room with natural light while offering beautiful countryside views. The room also features a wall-mounted gas radiator for warmth and is carpeted throughout, adding to its cosy and inviting atmosphere.

Bedroom Two

11'6" x 9'4" (3.53 x 2.85)

This spacious double bedroom, situated on the top floor, offers plenty of room for freestanding bedroom furniture. The room is brightened by a UPVC double-glazed window and features a wall-mounted gas radiator for comfort. It is carpeted throughout, providing a warm and inviting space.

Bedroom Three

11'5" x 9'4" (3.49 x 2.85)

This third and final double bedroom offers plenty of space for freestanding furniture, providing a comfortable and flexible living area. It features a UPVC double-glazed window, allowing natural light to brighten the room, and a wall-mounted gas radiator for warmth. The room is carpeted throughout creating warm and comfy atmosphere.

Bathroom

8'11" x 7'3" (2.73 x 2.21)

This large and well-designed four-piece suite features a bath, toilet, shower, and sink basin, offering both style and functionality. It includes a spacious built-in airing cupboard for convenient storage. The room is brightened by a UPVC double-glazed obscure window, ensuring privacy while allowing natural light. The suite is carpeted throughout, adding warmth and comfort to the space.

WC

This convenient WC features a toilet and a UPVC obscure window, providing privacy and natural light. The room is carpeted throughout, offering a cozy and practical space.

Agent Notes

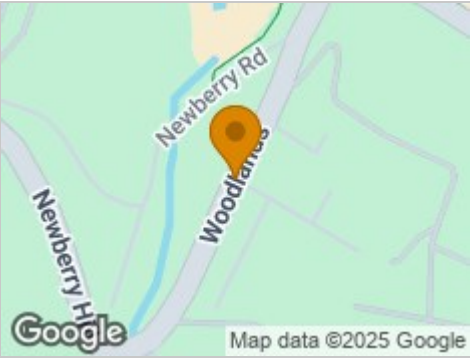
This property has a 999 year lease with 986 remaining. There is no service charge for this property but there is a 50/50 split on any maintenance and 75/25 split on building insurance.

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

To comply with the property mis-descriptions 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.



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

