turners

Derna High Street

, Combe Martin, EX34 0HT

Price Guide £280,000

3 2 2 D

Derna High Street

, Combe Martin, EX34 0HT

Price Guide £280,000

Hallway
26'3" x 3'3" (8.01m x 1.00m)
A centralised hallway offering a practical layout with direct access to each ground floor room with useful under stair storage.

Living Room
14'3" x 10'9" (4.35m x 3.29m)
The spacious front aspect living room, centred around a charming feature fireplace that adds character and comfort. A large bay window floods the room with natural light and frames delightful views.

Dining Room
11'9" x 10'5" (3.59m x 3.18m)
The generously sized dining room enjoys a bright and airy feel, enhanced by a charming bay window that offers delightful views. A feature fireplace adds warmth and character, making this an ideal space for both everyday meals and entertaining guests.

Kitchen
16'5" x 7'3" (5.01m x 2.21m)
The large dual-aspect kitchen is filled with natural light and offers excellent potential, with ample base and eye-level units providing plenty of storage and workspace. While in need of some modernisation, the layout is practical and spacious, with direct access to the rear garden through a useful adjoining utility room, perfect for everyday convenience.

Utility Room
7'1" x 5'11" (2.17m x 1.81m)
A useful utility room with ample storage spacious while connecting the rear garden and the kitchen.

Bedroom Three
10'10" x 7'9" (3.31m x 2.37m)
A side aspect double bedroom situated on the ground floor and garden views.

Bathroom
10'9" x 5'4" (3.30m x 1.65m)
The rear-aspect bathroom is both practical and well-appointed, featuring fully tiled walls for easy maintenance. It includes a walk-in shower, separate bath, toilet, and sink, all designed for everyday comfort. An obscure glazed window provides natural light while ensuring privacy.

WC
4'11" x 2'11" (1.51m x 0.90m)
A useful separate WC situated on the ground floor.

Landing
6'10" x 2'10" (2.09m x 0.88m)
Doors leading to:

Bedroom One
14'7" x 11'9" (4.45m x 3.60)
The impressive primary bedroom is a truly expansive side-aspect space, enjoying far-reaching countryside views. Thoughtfully designed with built-in wardrobes, it easily accommodates a super king-size bed along with additional furnishings, offering both comfort and practicality in abundance.

Bedroom Two
11'10" x 7'3" (3.62m x 2.22m)
The second bedroom has a quirky charm, cleverly designed to make the most of its layout. Built-in storage adds practicality without compromising on

space, making it an ideal room for a child or guest bedroom.

Garage

26'8" x 10'4" (8.15m x 3.16m)

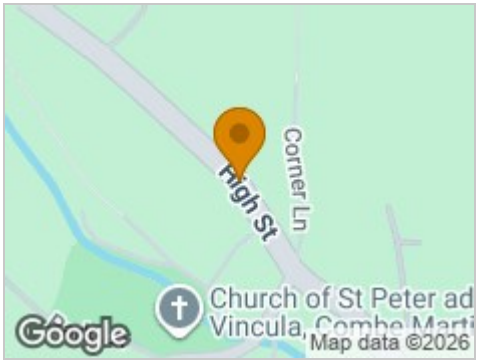
A large double garage, accessed via an up-and-over door and offering generous head clearance, ideal for vehicle storage and/or workshop use. With its substantial size and solid structure, the space also holds great potential for conversion.

Agents Notes

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

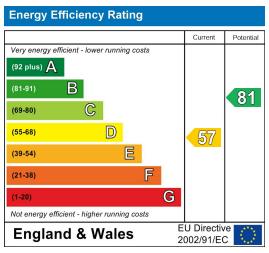
Terrain Map

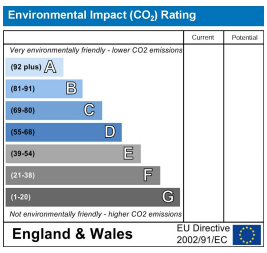
Floor Plan

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.

Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421 Email: sales@turnerspropertycentre.co.uk https://www.turnerspropertycentre.co.uk