turners

King Street

Combe Martin, Ilfracombe, EX34 0BS
Tenure: Freehold

By Auction £165,000

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Cyprus King Street

Combe Martin, Ilfracombe, EX34 0BS

By Auction £165,000

- Well-presented four bedroom terraced cottage
- No onward chain
- Short walk to Combe Martin beach
- Recently renovated throughout
- low-maintenance rear courtyard
- Short walk to local schools and amenities
- Close proximity to public bus routes
- All mains services

The Property

The lot is to be sold by traditional online auction with an end date and time of 14th May 2026 at 3pm.

An auction buyer's fee of 3.6% (inc of VAT) subject to a minimum fee of £6,000 (inc of VAT) is payable in addition to the purchase price. The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered).

Stage 1) Register your email address, create a password and confirm your account.
Stage 2) View the legal pack and arrange any viewings
Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid. Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.
A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.
The complete legal pack would need to be inspected before an offer would be considered.
Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

This beautifully refurbished and stylish terraced cottage offers an exceptional blend of modern living and coastal charm, perfectly situated within close proximity of Combe Martin's local shops, cafés, schools and the popular family-friendly beach. Thoughtfully updated throughout, the property has been finished to a high standard, creating a warm and contemporary home ideal for families, couples or those seeking a smart coastal retreat.

The accommodation is arranged over two floors and includes four generously sized bedrooms, each offering ample natural light and flexibility for family use, guest rooms or home working. Bedroom one benefits from a beautifully designed three-piece en-suite, featuring modern tiling and high-quality fittings that create a luxurious private space.

The heart of the home is the impressive open-plan kitchen/diner, recently remodelled with sleek cabinetry, integrated appliances and generous worktop space. This sociable area is perfect for entertaining, family meals or relaxing while overlooking the courtyard. The spacious living room provides a further inviting space, enhanced by excellent built-in storage solutions and tasteful décor.

The contemporary four-piece family bathroom boasts a separate shower and bathtub, providing both practicality and comfort. To the rear, the low-maintenance courtyard offers additional storage and a private outdoor area ideal for summer dining, potted plants or secure paddleboard and beach gear storage.

Stylish, comfortable and ideally located, this superbly presented cottage is ready to move straight into and enjoy the best of coastal village living.

Location

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.

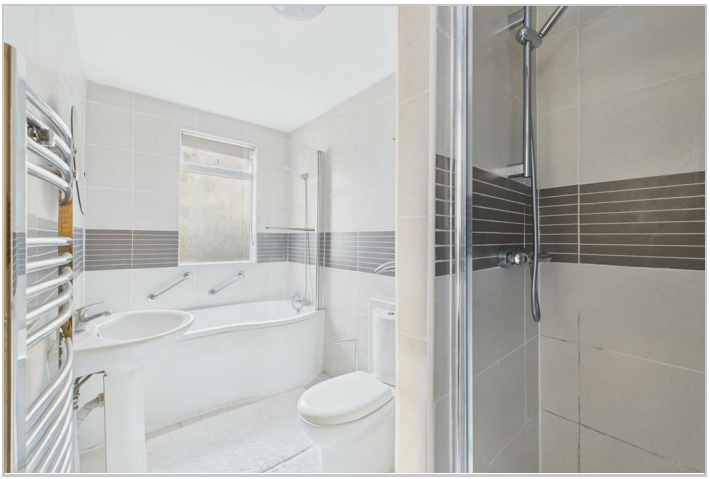
North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

Agent notes

- New double glazing throughout
- New central heating system

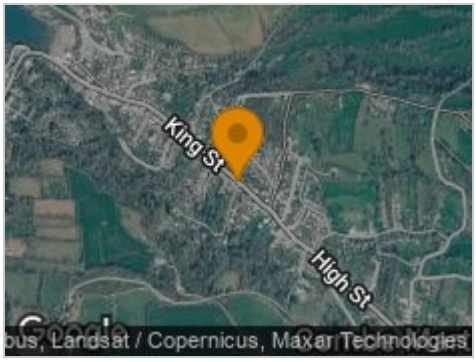
Directions

From our office Follow the north-east on the High Street/A399 and follow all road signs towards Combe Martin. once you reach Combe Martin follow on the A399 past the beach and continue until you reach King Street. as you arrive on King Street and go past Richards Television shop, you will find the property situated on the left hand side.



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

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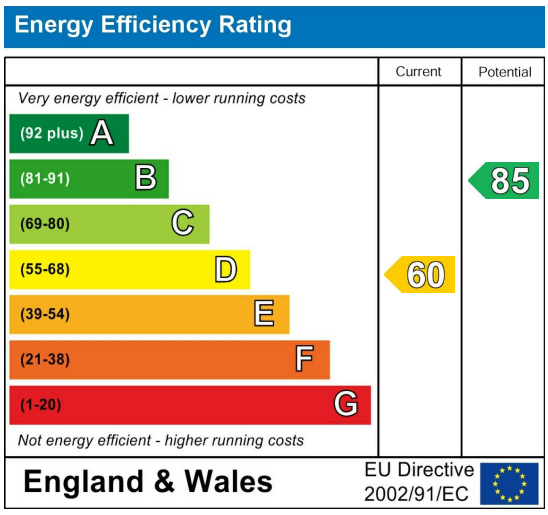
Energy Efficiency Graph