

6, Buzzacott Close

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Combe Martin, Ilfracombe, Devon EX34 0PJ

On the semi rural outskirts of this favoured coastal village within easy access of local amenities, bus services & the beach

A most attractive detached bungalow with delightful garden in quiet, favoured 'no through' close, adjoining open countryside

- Through Sitting/Dining Room
- Modern Kitchen with appliances
- 2 Bedrooms, Bath/Shower room, Cloakroom
- Integral Garage & parking
- Well tended gardens
- Frontage to fish stocked stream
- Gas CH, Double Glazing
- No upward chain
- Council Tax Band E
- Freehold

Guide Price £369,950

SITUATION & AMENITIES

Combe Martin is a popular coastal village, set in a fertile valley located where Exmoor National Park and the North Devon Area of Outstanding Natural Beauty meet. The approach along the coastal road offers glimpses of stunning scenery. Combe Martin itself is an ideal centre for walking, and has the 630-mile South West Coastal Path going through it. The village offers a range of amenities including post office, school, pubs and local shops, etc, as well as bus services linking to other local centres, including Ilfracombe (which is approximately 10 minutes away and provides access to more extensive facilities including supermarkets). Other than Combe Martin beach itself, other local sandy surfing beaches include Croyde, Saunton (also with Championship Golf Course), Putsborough and Woolacombe, all within easy access. The regional centre of Barnstaple is about 13 miles away and houses the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. At Barnstaple there is access to the North Devon Link Road, which leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and where Tiverton Parkway nearby offers fast service trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter.







DESCRIPTION

This delightful bungalow presents elevations of painted render and exposed stone, with double glazed windows, beneath a tiled roof. We understand that the property was built around 1990, and this is the first time that it has entered the open market since. The accommodation is bright and spacious, well presented and although some updating may be required, the kitchen and bathroom were both re-fitted about 10 years ago. The property is complemented by delightful and colourful well-established gardens, which are also well tended. These extend across the close to an additional area, which enjoys frontage to a tributary of the River Umber, which we understand is stocked with eel and trout.

ACCOMMODATION

Front door to ENTRANCE HALL, CLOAKS CUPBOARD, AIRING & BROOM CUPBOARD, through SITTING ROOM/DINING ROOM a bright and spacious double aspect room featuring stone fireplace with fitted coal effect electric fire. KITCHEN with an excellent range of modern units in a country cream theme with granite effect rolled edge work surfaces incorporating 1 ½ bowl stainless steel sink unit, fitted appliances include 4-ring gas hob with Hotpoint extractor hood over in stainless steel and glass, integrated dishwasher, plumbing for washing machine (appliance included), fitted fridge, NEFF oven, half glazed door to OUTSIDE. BEDROOM 1 range of fitted wardrobes and drawers. BEDROOM 2 range of fitted wardrobes. BATH/SHOWER ROOM with shower cubicle, panelled bath, wc, pedestal wash basin, illuminated wall mirror, heated towel rail/radiator, mirror fronted medicine cabinet. SEPARATE WC with wash hand basin, tiled splashback. INTEGRAL GARAGE with electric roller door, gas-fired boiler for central heating and domestic hot water, meters. The garage lends itself to conversion, subject to planning permission, as there is additional parking immediately in front of it, and scope to create more if required.

OUTSIDE

The front garden is laid to lawn, interspersed with shrubs and with attractive borders. There is access at both sides of the property to the REAR GARDEN, where there is a TERRACE, further areas of lawn and raised borders with stone retaining walls. Steps lead up to a higher level. The garden is planted with masses of cottage-style plants. There is a timber GARDEN SHED. As previously mentioned, across the road is a further area of sweeping lawn, with further flower borders and shrubbery, and a PATIO overlooking the stream, which meanders past. The garden is beautifully manicured.

SERVICES

All mains services, gas-fired central heating. According to Ofcom, Superfast broadband is available in the area and mobile signal is likely from several networks. For further information please visit https://checker.ofcom.org.uk/

LETTINGS

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DIRECTIONS

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With your back to the sea front, continue up the High Street, past the Pack of Cards pub. Follow the road through until you reach the top garage on your right-hand side. Continue for a further 200 yards or so and take the first left-hand turn into Holdstone Way. Follow the road up and turn right onto Buzzacott Lane. Continue for a few yards and take the first right-hand turning into Buzzacott Close, where No.6 will be found towards the end on the left-hand side – in fact there is only one property beyond it.

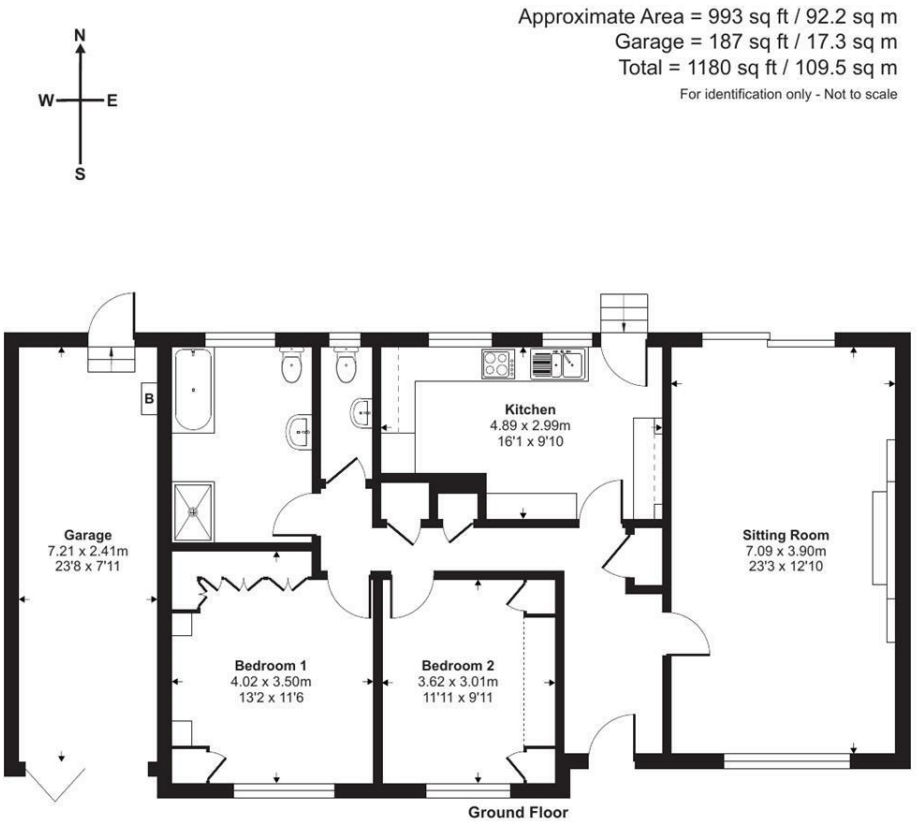




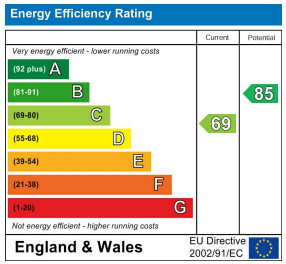


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