



- 2 Bedroom Ground Floor Apartment
- Private Entrance Door
- Available With Vacant Possession
- Close Proximity To Amenities
- No Onward Chain
- Share of Freehold
- Living Room And Kitchen
- Situated In The Heart Of The Village Of Combe Martin
- Permit Parking Close By

Castle Street, Combe Martin, Ilfracombe, Devon, EX34 0HS

John Smale & Co are pleased to offer For Sale this Ground Floor, 2 Bedroom Apartment set in an attractive period building within the heart of Combe Martin. The property has its own Private Entrance Door which leads into an Entrance Hallway with Living Room, Kitchen, Two Bedrooms and a Shower Room.

We understand there is the benefit of permit parking being available nearby.

Nestling between Exmoor and the North Devon Coastline, Combe Martin is a village of character with one of the longest High Streets in the country. Combe Martin offers a wide range of amenities and attractions, character pubs as well as a popular beach. The Victorian resort town of Ilfracombe is 5 miles away, whilst Barnstaple, the regional and administrative centre of North Devon is 14 miles. The North Devon Link Road is within easy reach, giving access to the M5 at Tiverton.

The property is available with Vacant Possession and a viewing is highly recommended to avoid disappointment.

Entrance Hallway

Living Room

13' 0" x 10' 4" (3.96m x 3.15m)

Kitchen

7' 0" x 6' 5" (2.13m x 1.96m)

Bedroom One

12' 6" x 10' 0" (3.81m x 3.05m)

Bedroom Two

8' 11" x 6' 5" (2.72m x 1.96m)

Shower Room

6' 5" x 6' 4" (1.96m x 1.93m)

Agents Note

Share of Freehold.

Balance of a 999 Year Lease. Lease commencement date 1st January 2005.

Service Charges: £1400.00 per annum.

Ground Rent: TBC

Services

Services: To be confirmed.

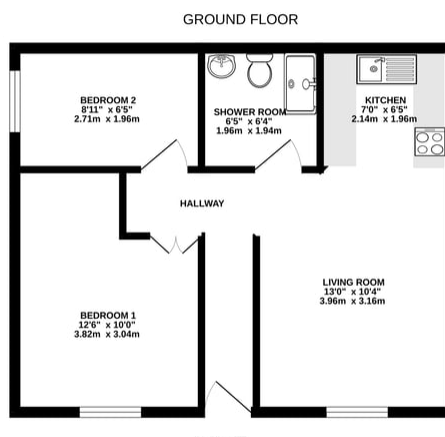
Council Tax Band: A.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: C.

Directions

To locate the property, please follow Sat Nav ref EX34 0HS.



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