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Family Home In Need Of Modernising Throughout

Guide Price

£210,000

1A, Shackhayes King Street, Combe Martin, Devon, EX34 ODA

- 2 Bedroom Terrace House
- South West Facing Garden
- Part UPVc D/G
- Excellent Opportunity To Modernise
- Utliy Room
- Close To Combe Martin Beaches
- Off Road Parking
- Kitchen, Downstairs WC & Bathroom
- EPC: E

Directions

Head towards Combe Martin on the A399 from South Molton. Upon entering the village follow the main High Street as it varies and declines towards the sea. Once you pass the Pack O'Cards on your left turn up Shute Lane on the right hand side, take the first left into Challacombe Lane and follow it up and Shackhayes is on the left with 1a Shackhayes being at the end of the lane.

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Room list:

Living Room

4.65m x 5.13m nar to 4.5m x 4.3m
(15'3" x 16'9" nar to 14'9" x 14'1")

Kitchen

3.44m x 3.23m (11'3" x 10'7")

WC

2.05m x 0.87m (6'8" x 2'10")

Landing

1.85m x 1m (6'0" x 3'3")

Bedroom 1

4.25m x 3.7m nar 4.25m x 3.5m
(13'11" x 12'1" nar 13'11" x 11'5")

Bedroom 2

3.3m x 2.71m (10'9" x 8'10")

Bathroom

2.2m x 1.65m (7'2" x 5'4")

Utility

3.22m x 1.7m nar 2.5m x 1.7m
(10'6" x 5'6" nar 8'2" x 5'6")

South West Facing Garden

Off Road Parking

Local Area

Combe Martin is set on the dramatic North Devon coastline, ideal for walking where the Southwest coastal path runs from Watermouth Bay and Ilfracombe to the west up to the stunning scenery of the Exmoor National Park to the east and on to Trentishoe and the Hunters Inn valley, an area of stunning scenery and outstanding natural beauty with many miles of walks with Exmoor ponies and resident Red deer.

The village itself offers a variety of shops and amenities, including a chemist, primary school, post office, health centre, restaurants and public houses and its ancient parish church. and has what is reputed to be the longest village High Street in the country.

Ilfracombe is approximately a 15-minute drive and provides national chain shops, banks and two major supermarket chains Tesco and The Co-Operative. This Victorian town is particularly noted for its picturesque Harbour and quayside as well as the Promenade with the Landmark Theatre and pleasure gardens and between Combe Martin and Ilfracombe a local golf course.



Overview

Phillips Smith & Dunn are delighted to bring to the market this 2 Bedroom Terrace House requires full modernisation, improvement & decoration but offers tremendous potential to become a very comfortable home. The home will be of interest to those who wish to put their own mark on a property.

Leading into the property you have a spacious kitchen with plenty of worktops, space for dishwasher, and under counter fridge. There is access to the downstairs WC from the kitchen. The living room is light and spacious with an attractive bay window with access into the garden, a delightful wooden staircase and a electric feature fireplace creating a ideal focal point. Upstairs you are presented with 2 decent size double bedrooms and a two tone teal vintage bathroom.

To the front of the property you have an enclosed tiered garden with the advantage of a useful Utility room with space for a washing machine and tumble dryer with steps up to the parking space. To the rear you have a lovely private garden elevated from the road and enclosed so would be a great space for kids or pets.

We would recommend viewing to get a full appreciation of the potential.



Services

Mains Water & Drainage -

Electric Heating

Council Tax band

B

EPC Rating

E

Tenure

Freehold