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BUZZACOTT LANE

Combe Martin, Ilfracombe, Devon

£265,000 FREEHOLD

Predicted Rental Income £975pcm

B 2 1 1 D

A generous detached bungalow with excellent potential, Marwood offers an exciting opportunity to create a home to individual taste. The property includes two double bedrooms, a good sized lounge, separate kitchen, bathroom and useful utility and storage space. Outside are parking for two vehicles, a single garage, a small front garden and a tiered rear garden. Requiring updating throughout and offered with no onward chain, this is an appealing choice for buyers seeking space, practicality and scope for improvement.

Ilfracombe Office: 48 High Street, Ilfracombe, North Devon, EX34 9QB **Email:** ilfracombe@webbers.co.uk

Key Features

- Generous detached bungalow offering excellent potential for improvement.
- Two well proportioned double bedrooms provide flexible accommodation.
- Good sized lounge suited to comfortable everyday living.
- Off street parking for two vehicles together with a single garage.
- Tiered rear garden offering scope for landscaping and outdoor seating.
- Offered for sale with no onward chain.
- Council Tax Band - B
- EPC - D
- All services mains connected- Gas central

Overview

Marwood is a generously proportioned detached bungalow offering comfortable single level accommodation and considerable scope for a buyer wishing to create a home tailored to their own style.

The property is approached across a small front garden which leads to the main entrance. Inside, the accommodation is arranged around a practical layout, with a good sized lounge providing the principal living space. Its proportions offer flexibility for both seating and dining furniture, creating a room suited to everyday relaxation and welcoming visitors.

The separate kitchen is fitted with a useful range of wall and floor units, providing ample cupboard and preparation space. Integrated appliances include a fridge, a four ring gas cooker and a built in oven. While the kitchen and wider accommodation would benefit from modernisation, the existing layout provides a practical starting point for future improvements.

There are two double bedrooms, giving the home flexibility for a couple, downsizers, visiting guests or those requiring a dedicated room for home working. The separate bathroom includes a wash basin and toilet. A useful utility and storage area adds further practicality and could help keep household equipment and everyday essentials organised.

Outside, the bungalow benefits from off street parking for two vehicles together with a single garage. The tiered rear garden offers defined levels which could be developed for seating, planting or general outdoor enjoyment, subject to the new owner's requirements.

The property requires updating throughout, but its generous room sizes, detached design, parking and garden provide a strong foundation for improvement. With no onward chain, Marwood represents an attractive opportunity for buyers looking to put their own stamp on a home in this popular North Devon coastal village.






















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The Area

Combe Martin is a popular North Devon coastal village known for its sheltered bay, dramatic scenery and strong community atmosphere. The village offers a range of everyday amenities and provides an appealing setting for those who enjoy walking, waterside activities and access to the surrounding countryside. Its position between the coast and Exmoor supports a relaxed outdoor lifestyle, with rugged cliffs, wooded valleys and scenic routes all contributing to the character of the area. Combe Martin is well suited to buyers seeking village life with the natural beauty of the coast and countryside close at hand.





Services and Utilities

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

Directions

Applicants are advised to proceed from our offices in an easterly direction heading out of town on the A399 road signposted for Combe Martin. Follow this road for approximately 4 miles and upon entering the village proceed on past the seafront and continue up through the village High Street for approximately 2 miles. Bear off left into Buzzacott Lane opposite the Petrol Station and Marwood can be found a short way along on the right hand side.

View this property

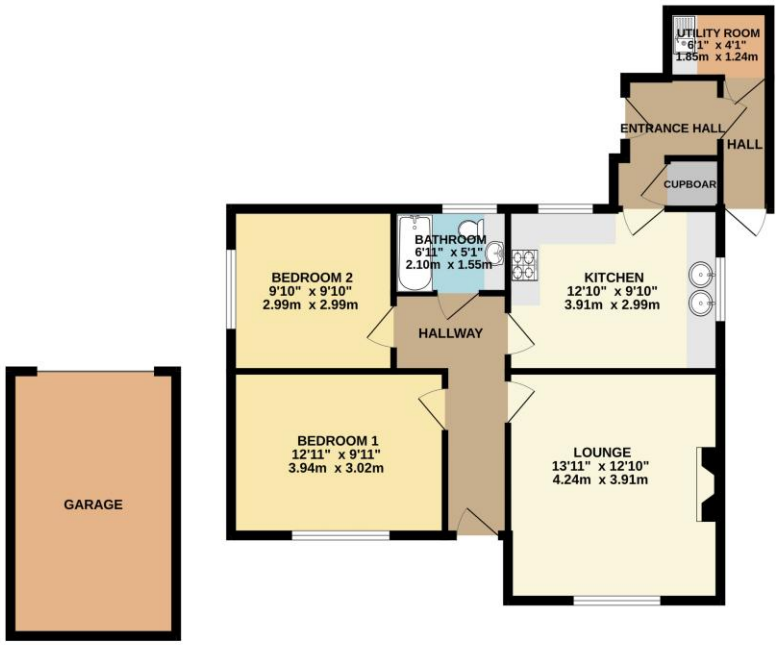
Please contact our Ilfracombe Office on 01271 863091

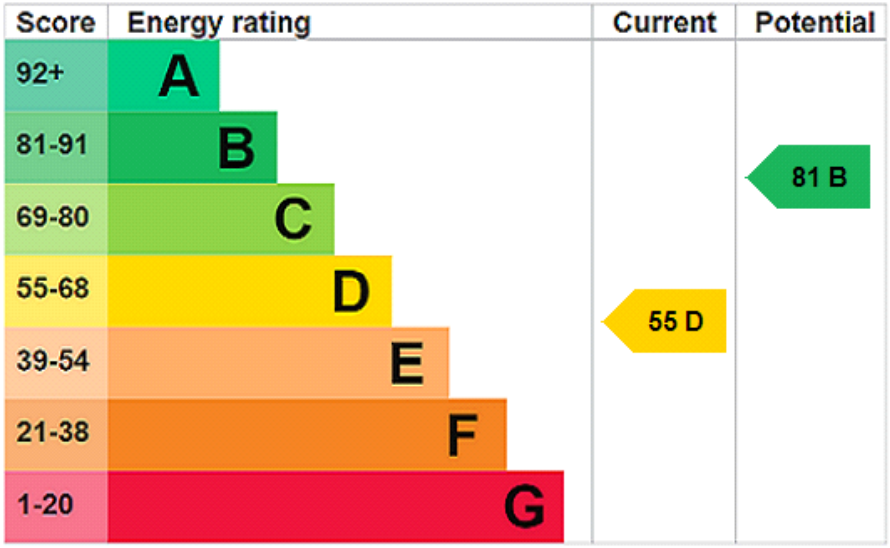
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

Viewing

Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk
Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £950 to £975 subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting** https://checker.ofcom.org.uk

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