



A stunning, spacious three-bedroom detached house. Situated in a gated community in the desirable village of Holcombe. Benefitting from off road parking, two decked terraces and private access to the beach.

[The Willows](#) | [Holcombe Drive](#) | [Dawlish](#) | [EX7 0JW](#)

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1452 SQ FT



LOCATION

Holcombe



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Roof Terrace



EPC RATING

70 C



COUNCIL TAX BAND

F



in a nutshell...

- Sea Views
- Roof Terrace
- Off Road Parking
- Detached Family Home
- Desirable Location
- Well Presented Throughout
- Direct Access to the Beach
- Gated Community
- CHAIN FREE



View from communal area



the details...

THE PROPERTY

Located in the desirable village of Holcombe and situated in a private and gated setting, is this three bedroom detached home. The property benefits from access to the beach via private access and there is an array of communal areas that provide stunning outlooks across the sea. Behind the gates to this community there are only a small number of properties and The Willows is located on the left hand side. There is off road parking and a paved pathway leading to the front door.

STEP INSIDE

The property is an upside down house so as you step through the front door, there is a fair sized hallway that provides access to the first floor, access to storage cupboard and doors to the bedrooms. The first room we come to on the left hand side of the hallway is the main bedroom. A very large room that currently has its own lounge area as well as storage units and a work surface. There is also a large en suite consisting of shower corner cubicle, wash hand basin, low level WC and tiled walls and flooring throughout. This room has more than enough space for bedroom furniture and has the potential to be used for multi-generational living. As we follow the hallway along we come to the third bedroom. A fair sized double or a large single depending on what the owner needs. Plenty of space for bedroom furniture and currently houses two single beds. Towards the end of the hallway on the right hand side is the second bedroom. A large double at the front of the property with more than enough space for bedroom furniture. The final room on the ground floor at the far end of the hallway is the family bathroom. Consisting of bath tub with shower over, low level WC and wash hand basin with storage under. The bathroom has tiled walls and flooring throughout.

THE LIVING SPACE

Once you reach the top of the stairs, you are stood in a simply stunning room. A large, open plan lounge diner with bi-fold doors that open onto Juliet balcony's. This room is the perfect hosting spot and provides a very light and airy space not only to relax in but to enjoy those dinner parties with family and friends. This space is very versatile and currently has the lounge area to the right hand side of the room and the dining area to the middle. There is more than enough space for furniture, table and chairs and there is access to a storage cupboard. At the far end of the room is a door to outside and on the left hand side of the room are double doors through to the kitchen. The kitchen once again is a stunning space. There are matching wall and floor mounted units with work surface over. The kitchen has an integral sink and drainer, integral oven, grill and hob, integral dishwasher and integral fridge freezer. To the center of the room is an island that doubles up as a breakfast bar and also has storage and a bottle fridge underneath. To one side of the room is a door leading through to an upstairs WC that consists of wash hand basin and a low level WC.

THE GROUNDS

At the front of the property there is a parking space. The outside space for the property is located to the left hand side of the property and is accessed via a staircase to the left of the property and also from the door in the lounge diner. There are two large decked areas, one slightly higher than the other. Both have plenty of space for garden furniture and provide a sea glimpse through the buildings in front. There is room for plotted plants on both decked areas and there is a gate that leads onto the road.

One of the biggest selling points for this property is the communal areas that are accessible around the grounds. Just to the left-hand side of the property there is a communal meter room. As you come through the main gate to the community there is a pathway to the right hand side. This heads down a windy path and eventually comes to a spacious communal garden. There is a seated area to the far corner that is nice and private and provides a stunning un-interrupted view out to sea. If you continue to follow the original pathway down the right hand-side of the communal garden it will bring you out on Smugglers Lane and place you mere seconds away from the beach. This private access is only for the residents within the gated community that the property belongs to.

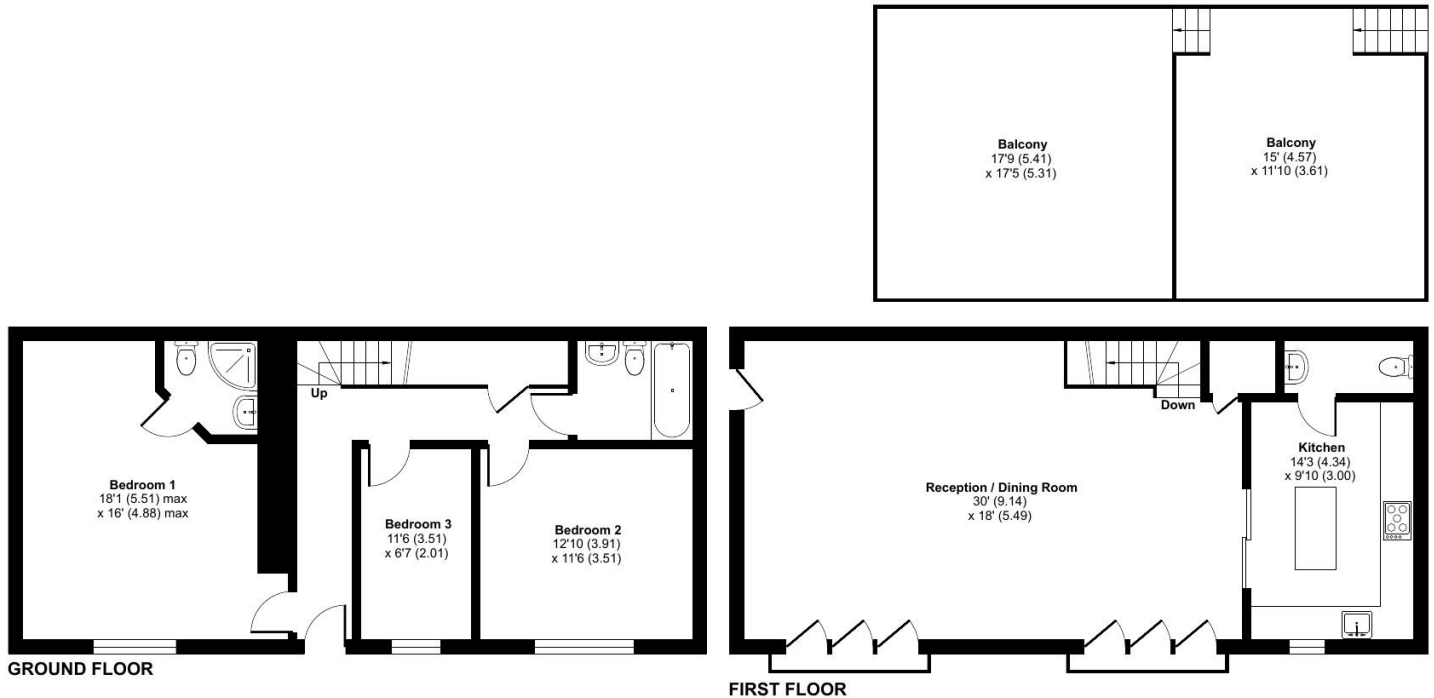
the floorplan...



Holcombe Drive, Dawlish, EX7

Approximate Area = 1452 sq ft / 134.8 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1158670



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the location...

Holcombe is a pretty village set just behind the South Devon coast mid-way between the seaside resorts of Dawlish and Teignmouth. The village boasts a church, village inn, a store and village hall. It is only a short stroll to the beach at Smugglers Cove and there are a variety of walks in the close vicinity, plus two golf courses just a short drive away. Water sports activities are also well catered for locally with sailing clubs, and deep-water moorings and a diving school at Teignmouth. Both Teignmouth and Dawlish have further amenities, including shops, schools and healthcare facilities.

Shopping

Supermarket: 1.7 miles

Town Centre: Dawlish – 1.7 miles

Convenience Store: 1.2 miles

Relaxing

The Beach: 0.1 mile

Teignmouth Golf Club: 3.2 miles

Travel

Local Bus Stop: 0.1 mile

Train Station: 1.4 miles

Exeter Airport: 18.1 miles

Schools

Primary School: 1.5 miles

Secondary School: 1.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 0JW**



Communal area



View from communal area





Need a more complete picture? Get in touch with your local branch...

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