



## DETACHED FAMILY HOME

CHECK OUT this spacious, DETACHED HOME built in the 1960's with SEA VIEWS! IN NEED OF REFURBISHMENT 2/3 Bedrooms, Kitchen, Living Room, Dining Room + Study. Front & Rear Gardens. Garage + Off Road Parking. and spacious rear Garden. NO ONWARD CHAIN. Possibility to Extend!

11 Higher Holcombe Drive | Teignmouth | TQ14 8RF



thoroughly good property agents





PROPERTY TYPE

Detached House



SIZE

1,370 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Balcony, Patio



EPC RATING

59 D



COUNCIL TAX BAND

D



### in a nutshell...

- Sea Views + CHAIN FREE
- 2 Bedrooms + Study
- Living Room + Dining + Kitchen
- IN NEED OF REFRUBISHMENT
- Separate Dining Room
- x2 Shower Rooms
- Desirable Location
- Front & Rear Garden + Patio
- Garage + Off Road Parking









## the details...

This detached four-bedroom house, built in the 1960s, is located in a popular elevated position with breathtaking views of Teignmouth, the sea, the Teign Estuary, the countryside, and beyond. The property is situated in a quiet cul-de-sac .

Internally, there is a Kitchen overlooking the rear Garden, open plan to a Dining Area, with an adjoined Study overlooking Garden.

The main Living Room overlooks the front Gardens with far reached Sea Views!

Upstairs, there are two Double Bedrooms and a Bathroom. The bedroom at the front of the house has stunning views and is designated as the main bedroom. The other bedroom on this floor is at the back of the house and has a view of the countryside.

Externally, the property has front and rear gardens, a large driveway, and a Garage. The Garage has been partially converted into an additional Bedroom with a wet room attached. It would be ideal for an additional living area, study, office, or even a small annexe space.

This property does require a full refurbishment throughout and would make a fabulous home as the potential to extend exists as well.

NO CHAIN

Tenure Freehold  
Council Tax Band D

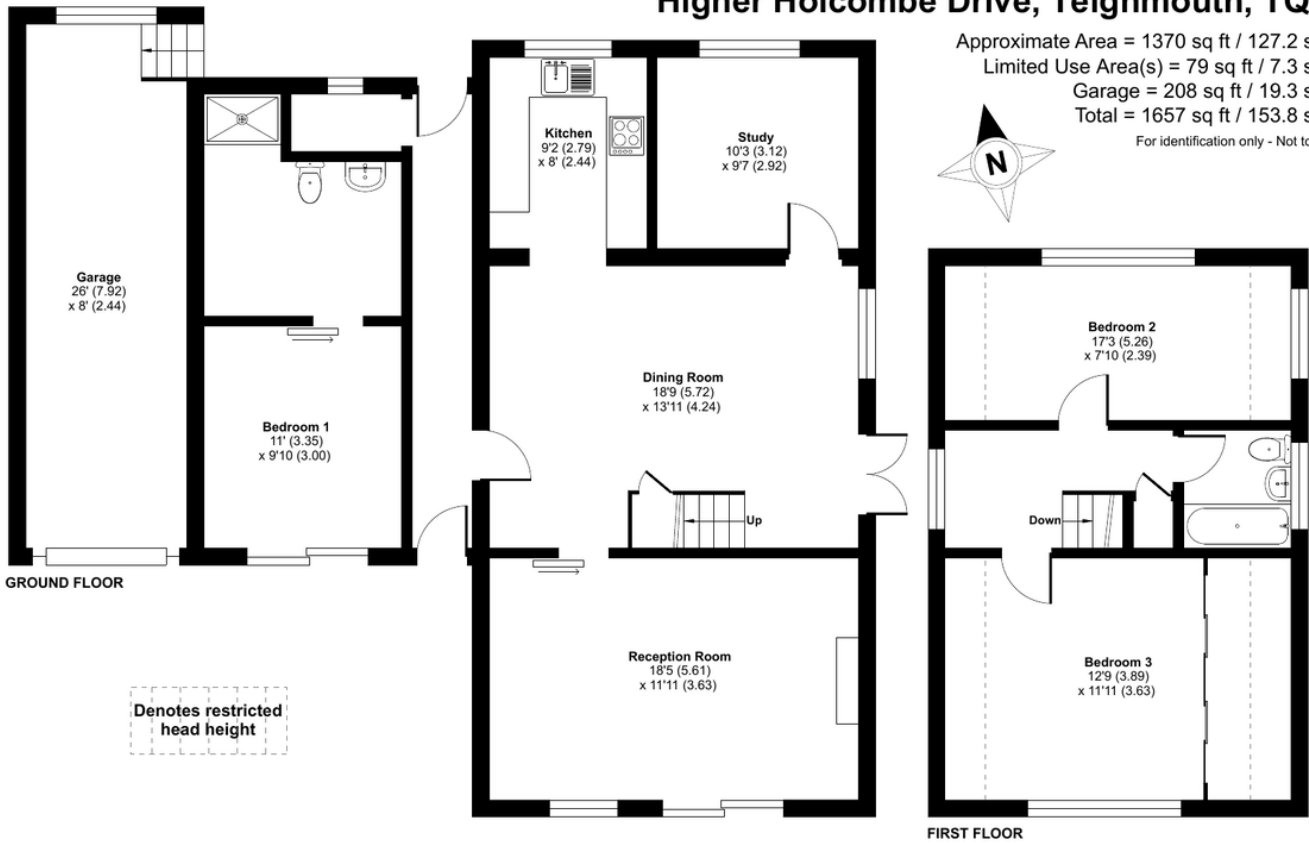




the floorplan...

# Higher Holcombe Drive, Teignmouth, TQ14

Approximate Area = 1370 sq ft / 127.2 sq m  
Limited Use Area(s) = 79 sq ft / 7.3 sq m  
Garage = 208 sq ft / 19.3 sq m  
Total = 1657 sq ft / 153.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1189470



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the location...







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