



A Beautifully presented Five Bedroom Detached Home in the Heart of Holcombe, offering Sea Views, Versatile Living including a potential Annexe, Generous Gardens and Ample Parking. Spacious, Bright and Flexible Accommodation makes this an Ideal Family Home in a Highly Sought-After Village.

32 Holcombe Road | Dawlish | EX7 0LG





PROPERTY TYPE

Detached House



SIZE

1,679 sq ft



LOCATION

Rural



AGE

1980s to 1990s



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

C - 69



COUNCIL TAX BAND

F



in a nutshell...

- Spacious Sitting Room with Sea Views
- Dining Room with Direct Garden Access
- Kitchen/Breakfast Room with Quartz Worktops
- Utility/Wet Room
- Flexible Annexe/Office/Bedroom with Own Entrance
- Principal Bedroom with Sea Views & En-Suite
- Three Further Bedrooms plus Family Bathroom
- Well-Maintained Private Rear Garden with Patio & Decking
- Driveway Parking for Multiple Vehicles





the details...

The Accommodation is fitted with uPVC Double Glazed Windows and Gas Central Heating. Entry is via a welcoming Spacious Reception Hall, with stairs rising to the First Floor and doors off to the main living spaces.

The Sitting Room is a Bright, Double-Aspect space with a large Picture Window and Patio Doors opening onto the Garden, taking in Sea Views in the distance. A decorative Fireplace creates a focal point, while Double Doors connect to the Dining Room, which also opens onto the Garden and links through to the Kitchen.

Updated by the current owners, the Kitchen/Breakfast Room is fitted with a comprehensive range of Wall and Base units topped with Quartz work surfaces, and includes Integrated Appliances such as an Induction Hob, Double Oven and Dishwasher. A Rear Door provides Garden access, with French Doors to the Dining Room offering a lovely flow for entertaining.

From the Hall, a door leads to the Utility/Wet Room, fitted with plumbing for White Goods beneath a work surface, non-slip flooring, and a tiled shower enclosure. This area connects through to a versatile room currently used as a Study but equally suited as a Fifth Bedroom or Annexe Bedsitting Room, with its own Private Entrance from the Driveway. A Modern Cloakroom/WC completes the Ground Floor.

Upstairs, the Galleried landing enjoys Countryside Views and leads to Four Further Bedrooms. The Principal Bedroom is a Generous Dual-Aspect room with Sea Views and an En-suite Shower Room finished with full tiling. The Second Bedroom is a comfortable double with Fitted Wardrobes and a pleasant outlook towards the Countryside. Bedroom Three is another Double enjoying Sea Views, while Bedroom Four is a Single Room overlooking the Countryside. A Modern Family Bathroom with white suite and shower-over-bath completes the First Floor.

Outside, the property is approached via a Driveway with Parking for Multiple Vehicles and a Low-Maintenance frontage. The Rear Garden is a Delightful and Private space, principally laid to lawn, with a paved patio and a corner decking area designed to capture sunshine throughout the day and into the evening – the perfect setting for relaxation or entertaining.

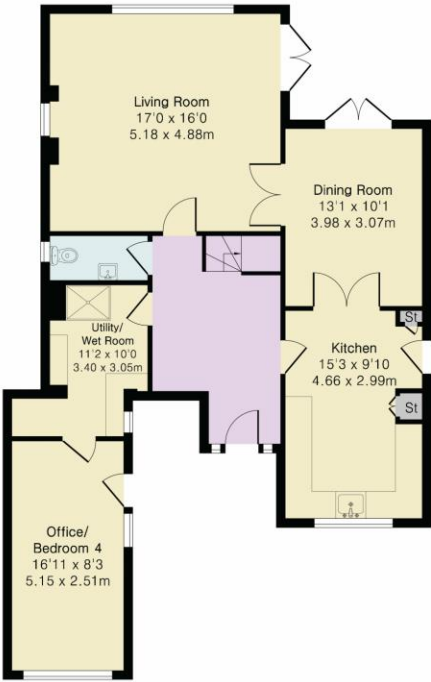


the floorplan...

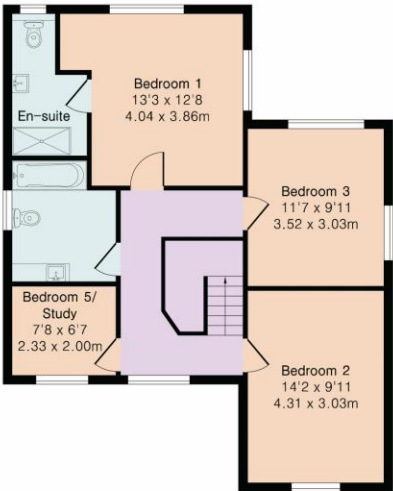
Approximate Gross Internal Area 1677 sq ft - 156 sq m

Ground Floor Area 957 sq ft – 89 sq m

First Floor Area 720 sq ft – 67 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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the location...

Travel

Holcombe Lane
0.18 mi • Bus stop or station

Smugglers Inn, Teignmouth Road
0.33 mi • Bus stop or station

St John's Court
0.39 mi • Bus stop or station

Dawlish Rail Station
1.23 mi • Train station

Schools

Orchard Manor School
0.65mi •

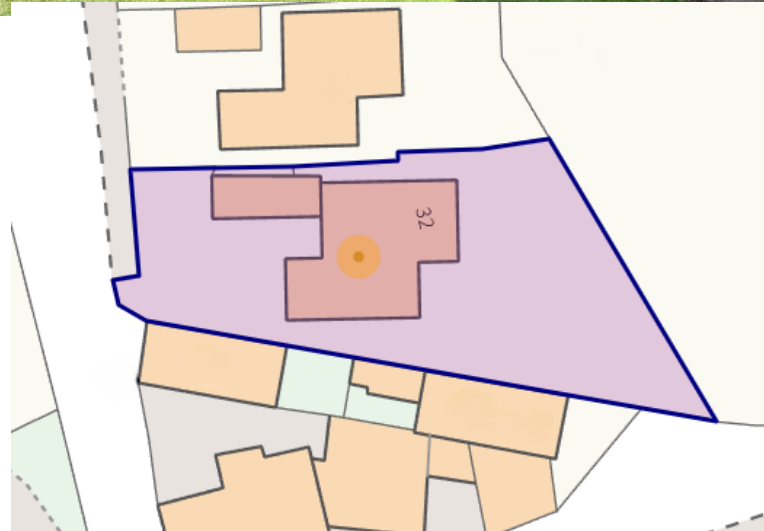
Westcliff Primary Academy
0.85mi •

Hazeldown School
1.06mi •

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 0LG**

how to get there...





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