

NO ONWARD CHAIN! Well-presented detached park home in a private gated development for over 50s, located in the centre of Holcombe. Features include a lounge, kitchen/diner, double bedroom with fitted storage, modern shower room, gas central heating, sun terrace, and well-kept gardens. Pets allowed, no onward chain. Close to Dawlish, Teignmouth, and local beaches.

Teignmouth Road | Dawlish | EX7 0JF



thoroughly good property agents



PROPERTY TYPE
Park Home



SIZE
328 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
1



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Off Road Parking



OUTSIDE SPACE
Communal Garden, Garden



EPC RATING
Exempt



COUNCIL TAX BAND
A



in a nutshell...

- Gated Community
- Double Bedroom
- Off Road Parking
- Well Maintained Gardens
- Newly Renovated
- Desirable Location
- Gas Central Heating
- Over 50's Site
- Close To Public Transport





the details...

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Steps lead up to a balcony, with doors opening into an entrance hallway featuring a useful storage cupboard and access to all principal rooms.

The kitchen/dining room offers a range of matching wall and base units, a composite sink, and space and plumbing for white goods. Dual aspect uPVC double glazed windows fill the room with natural light, while an opening leads through to the living room, which enjoys a uPVC double glazed bay window, feature fireplace, and a further uPVC door opening onto the decked terrace.

The bedroom benefits from a uPVC double glazed window to the front, fitted storage, central heating radiator, and power points. The shower room is fitted with a corner shower cubicle, low-level WC, wash hand basin, and a uPVC double glazed window to the side.

Outside, the wraparound gardens are beautifully maintained with a range of mature shrubs and bushes, gravelled beds, and raised planters providing a low-maintenance outdoor space. There is also off-road parking, completing this attractive and convenient home.

Agents Notes

There is an Annual Service Charge currently set at £2836.74.

The Development comes with an Over 50's Restriction.

Residential, with pets permitted. No Holiday Lets.

Council Tax Band A (Teignbridge District Council)



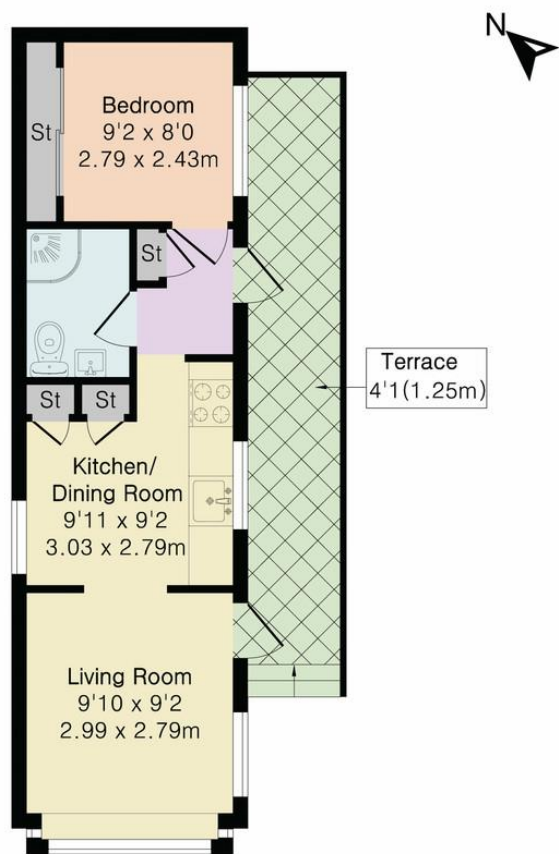
what the owner loves most...

“views across the rolling country fields opposite our decked terrace”



the floorplan...

Approximate Gross Internal Area 323 sq ft - 30 sq m



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.





the location...

Travel

Holcombe Lane

0.06 mi • Bus stop or station

St John'S Court

0.33 mi • Bus stop or station

Smugglers Inn, Teignmouth Road

0.33 mi • Bus stop or station

Dawlish Rail Station

1.24 mi • Train station

Schools

Orchard Manor School

0.73mi •

Westcliff Primary Academy

0.92mi •

Hazeldown School

1.14mi •

Please check Google maps for exact distances and travel times.

Property postcode: EX7 0JF

how to get there...



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