



- EXTENDED DETACHED BUNGALOW
- HIGHLY FAVOURED VILLAGE LOCATION
- SOUTHERLY ASPECT WITH STUNNING SEA VIEWS
- SITTING/DINING ROOM OPENING TO BALCONY
- KITCHEN BREAKFAST ROOM AND UTILITY
- THREE BEDROOMS (ONE EN-SUITE), FAMILY BATHROOM
- GARAGE AND DRIVEWAY PARKING
- GARDEN WITH PAVED SEATING AREA
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

The Close, Holcombe, EX7 0JH

Guide Price £575,000

Dart & Partners are pleased to offer this extended detached bungalow enjoying a southerly aspect with stunning sea and coastal views towards Brixham. Situated in a favoured cul de sac location within Holcombe, with accommodation briefly comprising; sitting/dining room, kitchen breakfast room, reception hall, three bedrooms (one en-suite), family bathroom, garage, store room, utility room, large balcony, gardens, driveway parking. Stunning views. UPVC double glazing and gas central heating. Close to coastal footpath and beaches.

An internal viewing comes highly recommended.



Property Description

Holcombe is a picturesque village situated on the beautiful South Devon coast, midway between the resort towns of Teignmouth and Dawlish, between the Rivers Exe and Teign. There are many beaches, the nearest being Holcombe, which is just a short walk away, down Smugglers Lane. The South Devon coast is particularly attractive, having many pretty little coves and endless opportunities for sailing, walking and fishing. In the village itself there are two inns, a post office, church and a village hall. The cathedral city of Exeter and its airport are approximately 15 miles away, also links to the M5, A38 and A30. There is a mainline railway link from Teignmouth and Dawlish providing easy access to London Paddington and Torquay and the English Riviera are approximately 10 miles away.

Glazed front door into...

GENEROUS RECEPTION HALL

With doors to principal rooms. Radiator, power points, uPVC double glazed window to rear aspect, door to cloaks cupboard with automatic light and shelving. Multi-paned timber door into..

SITTING/DINING ROOM

This large L-shaped room has uPVC double glazed windows to front and side aspect and uPVC double glazed sliding patio doors to **BALCONY**. Canadian maple flooring, three radiators, power points, inset electric living flame fire.





BALCONY

With stainless steel and glazed balustrading. Wonderful sea and coastal views right across Lyme Bay and stunning rolling countryside views.

KITCHEN/BREAKFAST ROOM

Dual aspect with uPVC double glazed window and doors to front aspect and uPVC double glazed window to side. Radiator, power points, range of low level units with work surface over, power points, built in shelving, loft access hatch. Door to larder with shelving, power points. Archway through to KITCHEN with a comprehensive range of matching Shaker style wall and base units with roll top work surface over, inset one and a half bowl composite sink drainer, electric eye level oven, four ring electric hob with stainless steel and glass extractor canopy above, tiled splash backs, integrated dishwasher, matching cupboard housing fridge freezer, modern vertical radiator. Glazed timber door giving access to stairs down leading to garage.



Multi-paned timber door leading from sitting room into...

INNER HALLWAY

Loft access hatch. Doors to...

MASTER BEDROOM

Dual aspect with uPVC double glazed window to rear and side aspect enjoying spectacular sea, coastal and countryside views. Radiator, power points, telephone point, full range of built in wardrobes. Door to en-suite shower room.



EN-SUITE SHOWER ROOM

White suite comprising close coupled WC, pedestal wash hand basin, tiled shower enclosure with folding glazed door, wall mounted mains fed shower, extractor fan, obscure uPVC double glazed window to rear, chrome ladder heated towel rail.

BEDROOM TWO

uPVC double glazed window to side, radiator, power points, uPVC double glazed window to rear. Dual aspect room.

BEDROOM THREE

uPVC double glazed window to rear, radiator, power points, built in storage cupboard.

FAMILY BATHROOM

Obscure uPVC double glazed window to front, white suite comprising close coupled WC, wall mounted wash hand basin, panelled bath with shower attachment over, chrome ladder heated towel rail, vanity mirror, shaver socket, built in storage cupboards with slatted shelving, fully tiled room.

LOWER GROUND FLOOR LEVEL

GARAGE

With electrically operated roller door, power and light. Wall mounted gas meter, electric meter and consumer unit, wall mounted gas boiler supplying domestic hot water and gas central heating, power points, two windows to side.

Timber door opening into...

STORE ROOM

With space for fridge and fridge freezer, power points, window to side aspect, telephone point, glazed timber door giving access out to the garden. Timber door opening into...

UTILITY/WC

With low level WC, base unit with roll top work surface over, inset one and a half bowl stainless steel sink drainer, space and plumbing for washing machine, heated towel rail, various shelving, coat hanging hooks.

OUTSIDE

Wrought iron gates open onto the driveway providing parking for 2 cars ahead of the GARAGE.

The majority of the garden has been planted with an array of mature plants and shrubs with a pathway leading to the front door. Steps and pathway leading to an attractive paved seating area below a timber arbour, a lovely space to really enjoy the stunning views on offer. Timber shed, greenhouse, vegetable patch. Pathway extends around the whole of the property. Useful under cover area of hardstanding, suitable for airing laundry or escaping the rain. Outside tap. Timber door giving access to USEFUL GARDEN STORE.

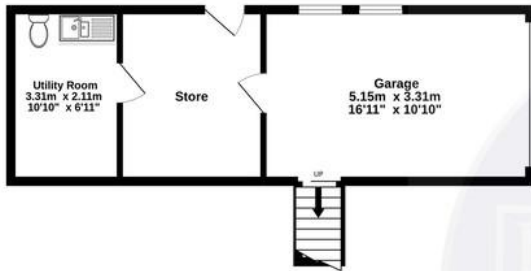
MATERIAL INFORMATION - Subject to legal verification

Freehold

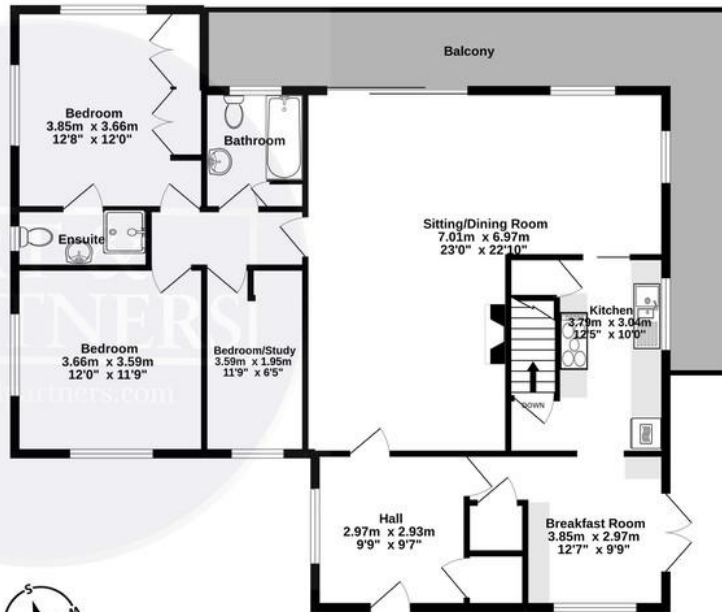
Council Tax Band F



Lower Ground Floor
34.5 sq.m. (371 sq.ft.) approx.



Ground Floor
113.5 sq.m. (1222 sq.ft.) approx.



TOTAL FLOOR AREA : 148.1 sq.m. (1594 sq.ft.) approx.

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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements