

SIMPLY GREEN

Bunting Way,
Holcombe



A well-presented three double bedroom detached home built in approx. 2018.

The property was constructed by the local developer Cavanna and was originally a 4 bedroom property. The current vendor has changed this to provide a full-length master bedroom suite but could be easily changed to provide 4 bedrooms again.

The property is situated on the west side of Dawlish close to coastal walks, beaches, transport links and Dawlish town centre. This wonderful home boasts many features including sea views, gas central heating, double glazing, contemporary fitted kitchen, master ensuite bedroom, enclosed rear garden and a single garage. Viewings are highly recommended to fully appreciate this impressive family home

The seaside town of Dawlish is renowned for its sandy beaches and picturesque lawns making it popular with both tourists and locals alike. The Strand has recently been redesigned and landscaped to create a bustling, market-town atmosphere. The town offers a wide range of facilities and amenities including well regarded schools, health centre, a diverse range of shops and cafes and a Sainsbury's supermarket on the edge of town. There is also a railway station providing access for commuters to Exeter, London and the north of England.

Accommodation

External lighting with an obscure double glazed door leading through to the entrance hallway with a staircase rising to the first floor with an understairs cupboard and doors to principal rooms. The ground floor accommodation comprises a downstairs WC with a pedestal wash hand basin, tiled splashback and an extractor fan. The living room is the full length of the property and is a generous open space with a UPVC double glazed window to the front aspect and a set of UPVC double glazed French patio doors leading to the attractive rear garden. There is also a UPVC double glazed side window with superb sea views.

The kitchen/diner is also the full length of the property with the kitchen area benefiting a UPVC double glazed window to the rear aspect with views over neighbouring fields and sea. A stainless steel single drainer one and a half bowl sink inset with laminate worktops and a range of high gloss matching modern base cupboards, drawers and fitted matching wall cupboards with under cupboard lighting. Integrated appliances include an induction hob, stainless steel extractor hood and a stainless steel double electric oven, a fridge and separate freezer. There is also plumbing for a dishwasher, spotlights and a breakfast bar.

The dining area has a UPVC double glazed window to the front aspect and offers enough room for a large table and chairs to entertain family and friends. A separate door flows to a utility room with a stainless steel single drainer single bowl sink inset with fitted worktops, a range fitted modern high gloss cupboards, space and plumbing for a washing machine and further space for a utility appliance with wall cupboard housing the gas boiler.

A double glazed door leads to the rear garden.

First floor accommodation

A galleried landing with a UPVC double glazed window to the rear aspect overlooking the neighbouring fields and offering super views towards Berry head. There is also access to loft space and a built-in cupboard with timber slatted shelving. Three double bedrooms can be found on the first floor. The current vendors have created a superb sized master bedroom with two UPVC double glazed windows to the front and rear aspect where superb views across the neighbouring fields, the coastline and Berry Head can be enjoyed. The current vendors took down a wall which would originally have been into the fourth bedroom to create a full length bedroom suite. A separate door leads to a modern ensuite shower room providing a UPVC obscure double glazed window, a full width tiled shower cubicle, a WC, a wash hand basin and tiled splashback, an extractor fan, inset spotlights and a wall mounted heated towel rail.

The accommodation concludes with a modern family bathroom providing a UPVC double glazed window part tiled walls, panelled bath with shower over, wash hand basin with tiled splashback, WC, wall mounted heated towel, inset spotlights and an extractor fan.

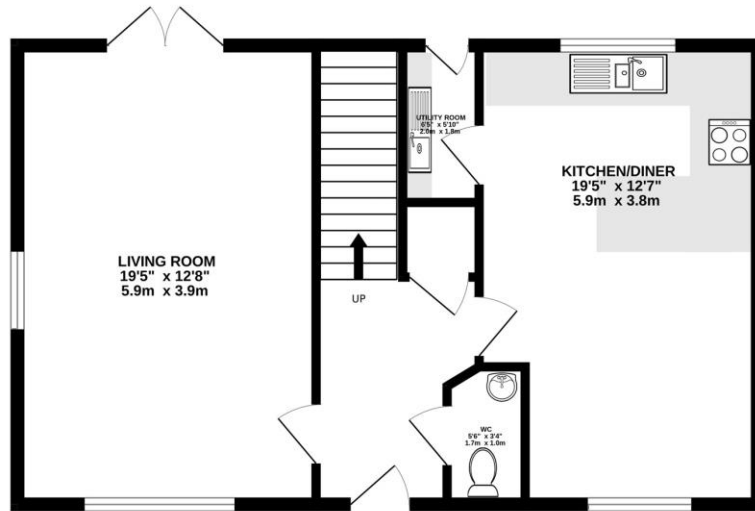




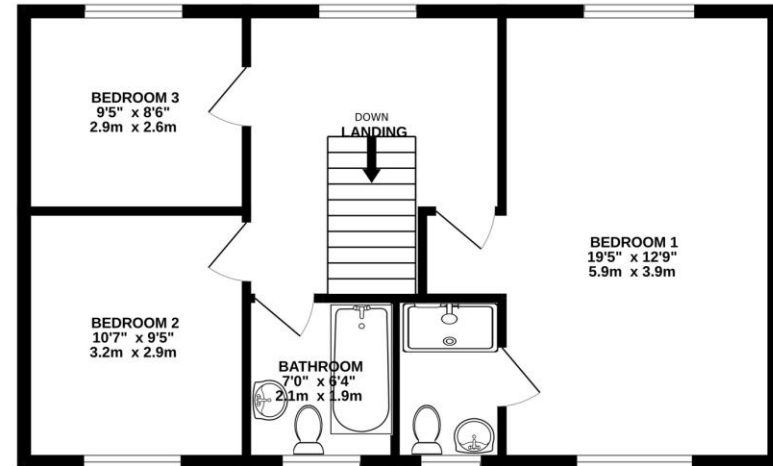


Floorplan

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) 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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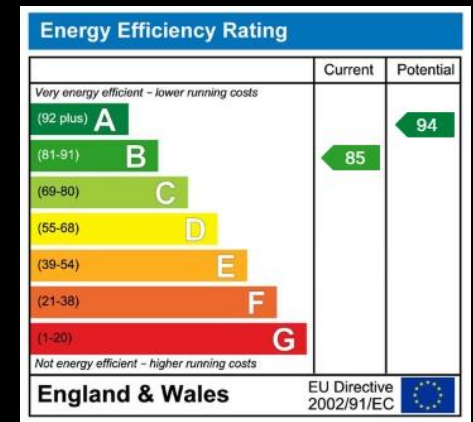


TENURE: Freehold
COUNCIL TAX BAND E

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



Outside

To the front of the property is a brick paved driveway with access to the single garage. The current vendors have also recently landscaped the front garden to provide a slate chipped area perfect for further parking with central paved path leading to the front door. The paved path continues to a timber gate, which gives access to the rear garden with external lighting.

The rear garden is a real feature of the property, being laid to a large expanse of lawned garden with bordering timber fencing, mature hedging and a patio area for entertaining family and friends, with access to the living room via a set of UPVC French patio doors. The path continues with external lighting to a separate double glazed door into the utility room. It continues to an external tap and round the side of property, where a further lawned garden can be found and a timber gate given access to the front. To the opposite side of the property is further lawned gardens, where the sea views can be enjoyed

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