



5 HOLCOMBE DOWN HOUSE

HOLCOMBE DOWN ROAD, TEIGNMOUTH



Robert Williams

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“One of only 6 in a select and highly desirable development”.



Holcombe Down Road





Teignmouth, TQ14 9NT

A superb two bedroom apartment within an exclusive converted period house development. The property is smartly presented and well appointed, with light bright and neutral decor throughout. It comprises spacious living room, two double bedrooms, (1 en-suite), and bathroom. The modern kitchen is fitted with integrated appliances and there is gas central heating and double glazing throughout. Outside there is a private enclosed courtyard garden, garage and two allocated parking spaces, plus additional visitor parking.

Holcombe Down House is located a short drive outside of the village of Holcombe itself, and its only a few minutes drive by car into the thriving coastal town of Teignmouth. The location also offers excellent access to the A380 and M5, making it a very convenient location for commuting or visiting. Main line (into London Paddington) train stations are even closer, located at close by Dawlish and Teignmouth. The Cathedral City of Exeter, with its myriad of shopping and leisure activities, along with an international airport, is approximately 13 miles distant.

Service Charge Fees: £1400 per annum and include building insurance, a shared private water supply, garden maintenance and window cleaning. Reviewed annually.

Ground Rent: Nil.

2  bedrooms 2  bathrooms
1  receptions 2  car spaces

Local Authority: Teignbridge Council

Council Tax Band: D

Tenure: Leasehold 200 Years from 1 January 2008

Heating: Gas Central Heating

Services: Private water. Mains drainage, gas & electric

Energy Efficiency Rating: C

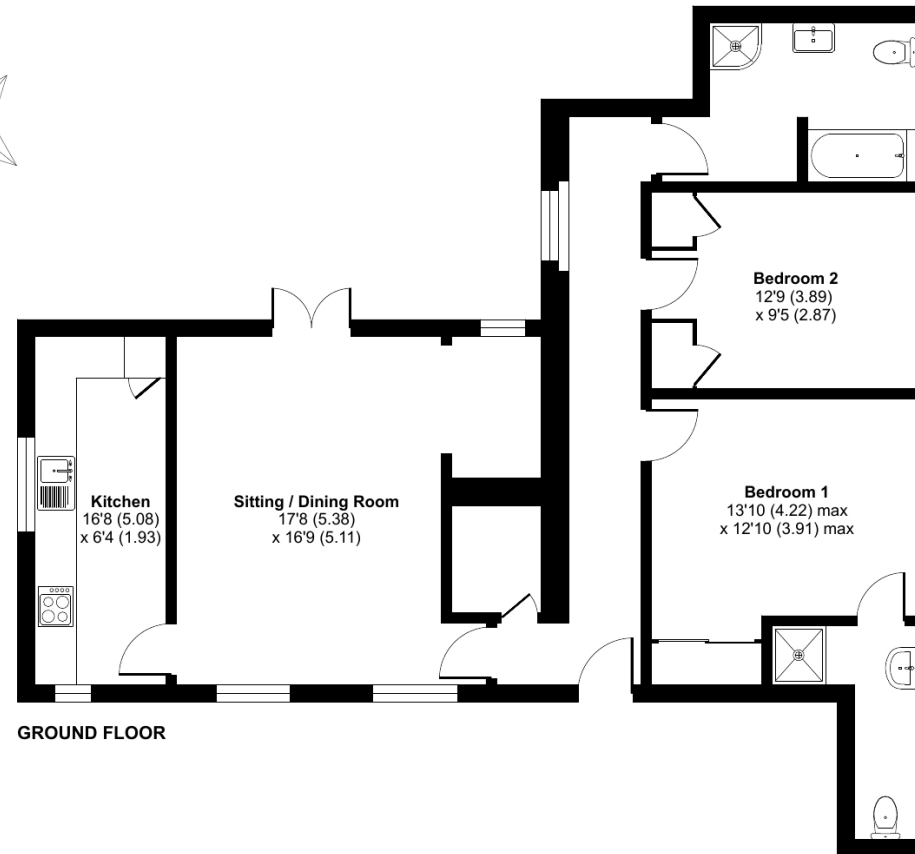




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Approximate Area = 969 sq ft / 90 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Robert Williams Ltd. REF: 1060474



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.