



# ROBERT WILLIAMS

*Estate Agents & Auctioneers*

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£250,000  
Leasehold

5 Holcombe Down House  
Holcombe Down Road  
Teignmouth  
Devon  
TQ14 9NT

## 5 Holcombe Down House Holcombe Down Road

A beautifully presented 2 bedroom ground floor apartment in a superb country house conversion on the rural edge of Teignmouth.

The apartment has 2 private parking spaces and a private garage.

# The location...

Holcombe Down House is located a short drive outside of the town of Teignmouth itself, and it's only a few minutes' drive by car into the town centre itself.

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 station is closer still, being located close to the town centre.

The Cathedral City of Exeter, with its myriad of shopping and leisure activities, along with an international airport, is approximately 13 miles distant. For the avid golfer, popular clubs such as 'Teign Valley' and 'The Warren' are again, within very easy reach.



**Accommodation, with approximate measurements only, comprises :-**

**Lounge - 16' 9" x 12' 11" (5.10m x 3.93m), Galley kitchen - 16' 9" x 6' 4" (5.10m x 1.93m), Master bedroom - 12' 1" x 10' 6" (3.68m x 3.20m), En suite shower room, Bedroom 2 - 12' 9" x 9' 6" (3.88m x 2.89m), Bathroom**



# The Property...

Holcombe Down House is a superb development of just 6 apartments that were converted in 2008 in both an extremely comprehensive and very meticulous manner. Throughout the development, the builder used quality components, fixtures and fittings, combined with the retention of as many of the features as possible, to create a very special environment.

Number 5 benefits from high quality sanitary ware, a fully fitted kitchen with integrated appliances, gas fired central heating and, sealed unit double glazing. There is a lovely paved courtyard garden that is private to the apartment, along with a raised seating area.

In addition to 2 private allocated parking spaces, there is a garage and ample communal visitor's parking  
Current maintenance charge (Q1, 2017) is £1350 pa and includes a shared private water supply)





# Time to find out more...

Call: 01392 204800

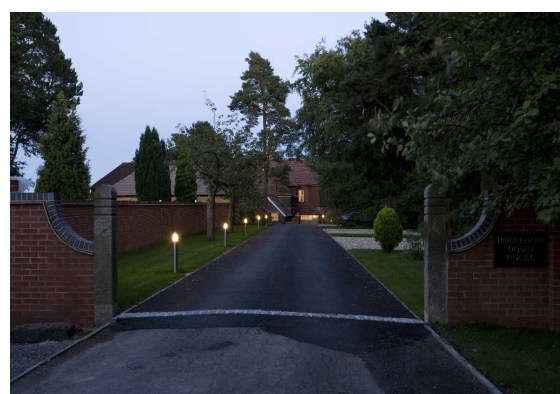
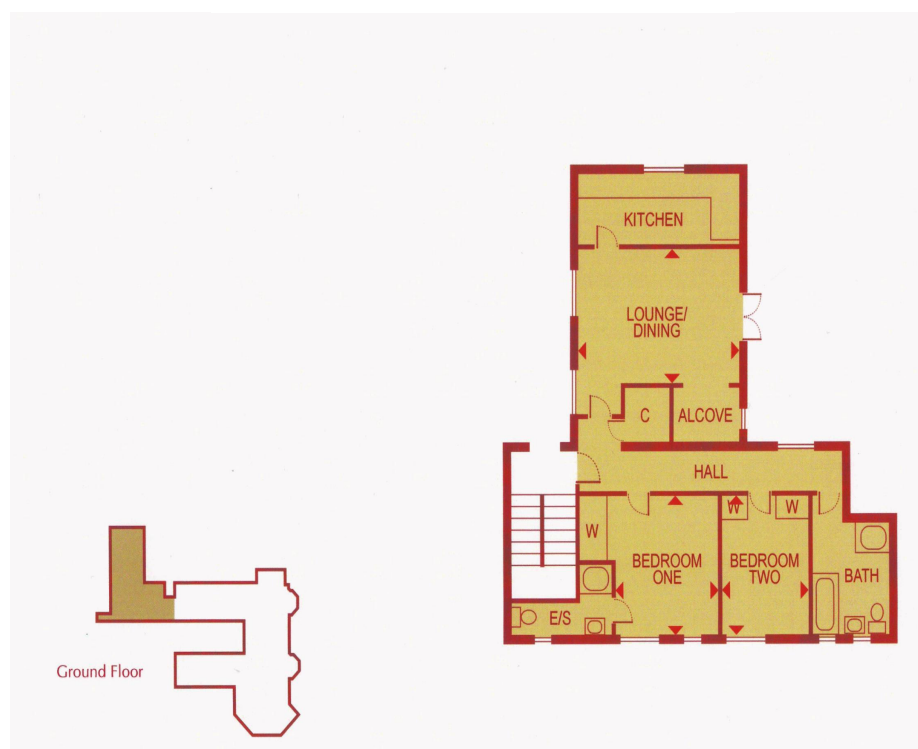
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Floor plan provide for general  
information only



## Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.