

Sweetbriar Lane, **Holcombe**, EX7 0JZ

Beautiful views towards the sea can be enjoyed from this well presented detached bungalow which benefits from a cul de sac position in a highly regarded village. Offering easy access to Teignmouth and Dawlish the village also boasts an active community and well renowned pub. The property offers well proportioned accommodation fitted with gas central heating and uPVC double glazing. Reception Hall, Living Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Shower Room, Easy Garden, Parking.

Tenure: Freehold. Council Tax Band: D EPC: D

£440,000

01626 862379

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Offering well presented accommodation this detached bungalow benefits from a great location in a well regarded cul de sac. It is fitted with gas central heating with radiators to all rooms and uPVC double glazed windows and doors. There is a nearby beach from where a stroll along the sea wall to Teignmouth beach and town centre and can be enjoyed. The picturesque village borders beautiful Devon countryside which is fabulous for long, quiet walks and there is an active community, principally based around the village hall from where numerous clubs are run to serve all age groups. In addition the village boasts a church, two popular pubs and even a community orchard. Situated approximately half way between the sea side towns of Dawlish and Teignmouth there are a range of amenities

within easy reach including, bus and rail services, shops and supermarkets, numerous pubs and restaurants, private and public schools, theatres and a cinema.

Accommodation

Covered entrance porch with front door to;

Reception Hall

Built in cupboard housing gas boiler, access to loft space and doors to;

Living Room

5.23m x 3.61m (17'2" x 11'10")

Large picture window to the front aspect, gas fire with decorative surround, wall lights and arch to;



Dining Room

3.31m x 2.77m (10'10" x 9'1")

Pleasant outlook to the front aspect. Wall lights.

Kitchen

3.64m x 3.05m (11'11" x 10'0")

Fitted with a range of cupboard and drawer base and wall units with wood work surfaces and breakfast bar. Built in eye level electric double oven, gas hob, dishwasher and washing machine. Standing at the kitchen sink a lovely view can be enjoyed towards the sea. Door to;

Lobby

Door to the rear garden and door to;

Shower Room

Fitted with a white suite comprising tiled shower cubicle with electric shower, vanity wash hand basin and WC. Two built in storage cupboards.

Bedroom 1

2.93m x 3.50m (9'7" x 11'6") plus wardrobes

French doors opening onto the decking and also offering far reaching views over the village to the sea. Range of fitted wardrobes to one wall and built in cupboard.

Bedroom 2

3.20m x 3.02m (10'6" x 9'11")

Fitted wardrobe and fold up bed to one wall, window to the front aspect.

Bedroom 3

3.02m x 2.17m (9'11" x 7'1")

Window to the side aspect.

Bathroom

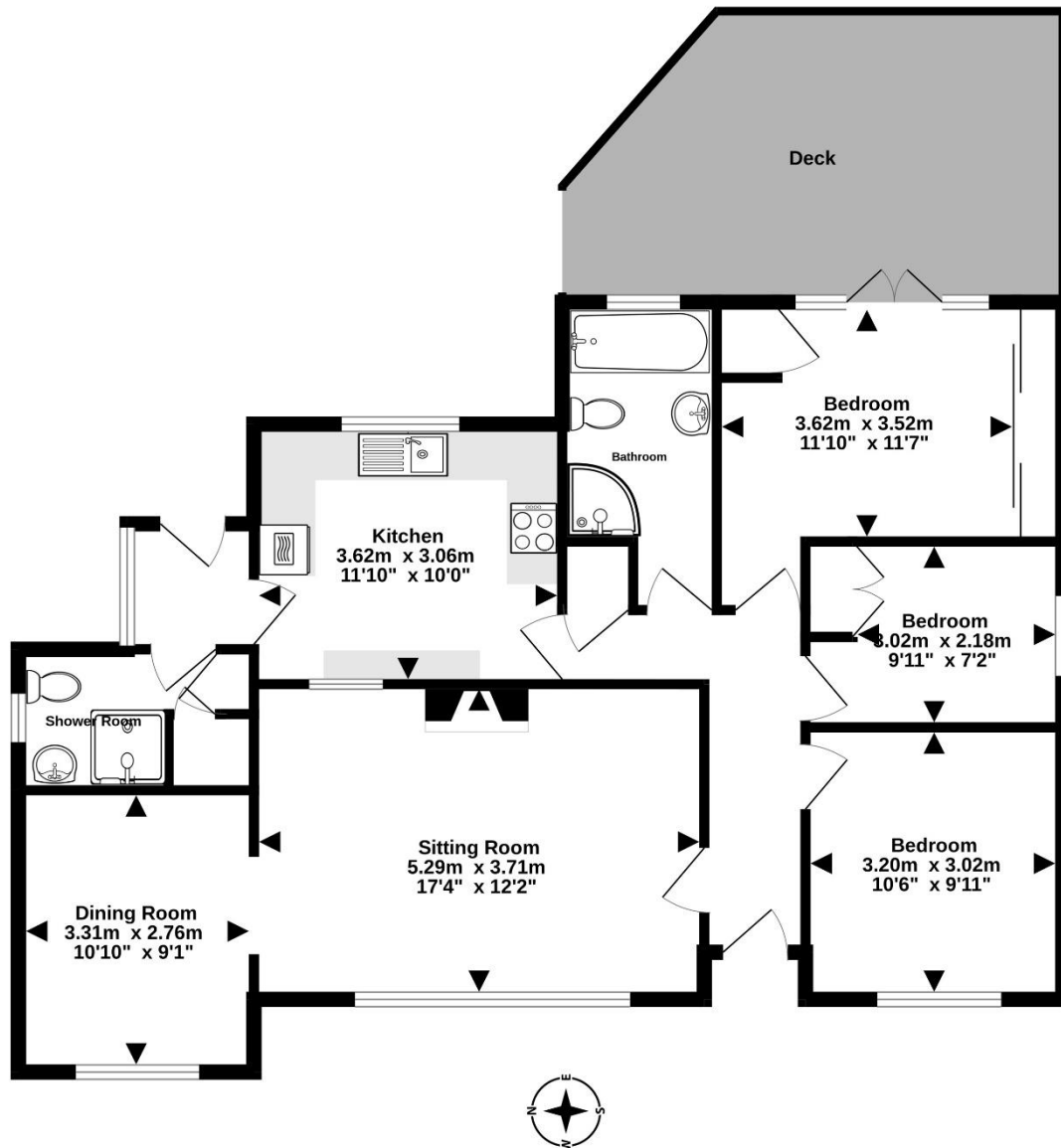
fitted with a white suite comprising tiled shower cubicle with mains shower, panelled bath, wash hand basin and WC.

Outside

The gardens have been designed to require little maintenance whilst providing attractive frontage and a great place to relax and enjoy the setting. To the front are two areas of level lawn with shrub borders and an area of hardstanding parking. Gates to the side lead to the enclosed rear garden which offers a secluded gravelled area with summerhouse and steps lead up to the decking which provides the ideal vantage point to sit in the sun and enjoy the fine views towards the sea.



Ground Floor
87.3 sq.m. (939 sq.ft.) approx.



TOTAL FLOOR AREA : 87.3 sq.m. (939 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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19 Queens Street, Dawlish, Devon, EX7 9HB
Telephone: 01 626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



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