

The Orchard, **Holcombe**, EX7 0JD



Situated in the sought after village of Holcombe this spacious and well-presented 3 double bedroom detached bungalow stands on a corner plot with gardens surrounding the property. The bungalow benefits from uPVC double glazing, gas central heating and a GARAGE. There are lovely open views towards the countryside and farmland.

NO ONWARD CHAIN, FREEHOLD, COUNCIL TAX BAND - E, EPC - D.

£475,000

01626 862379

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FRASER & WHEELER

FRONT DOOR TO

with glazed side panels.

ENTRANCE PORCH

Tiled flooring, opaque glazed door to

ENTRANCE HALL

Gas central heating radiator, tiled flooring, wide stairs to upper hallway.

CLOAKROOM

uPVC double glazed opaque window, low level WC, corner wash hand basin in tiled surround, tiled flooring, gas central heating radiator.

UPPER HALLWAY

Two gas central heating radiators, telephone point, hatch to roof space, laminate flooring.

SITTING ROOM

Bright airy and spacious with large patio doors leading to outside raised front decking area to enjoy the days sunshine. Side window overlooking the fields and beyond. Feature fireplace and two gas central heating radiators, telephone point, laminate flooring. Open to:

KITCHEN/DINING ROOM

Kitchen area -A range of matching eye level and base units with roll edge work surfaces incorporating a stainless steel sink unit and drainer with mixer tap set in tiled surround, built in electric hob with extractor hood and electric oven, plumbing for automatic washing machine, uPVC double glazed

window overlooking the garden and opaque double glazed door leading to the side, built in cupboard housing gas boiler serving domestic hot water and central heating. Dining area with uPVC double glazed windows overlooking the front garden and the side aspect. Gas central heating radiator and laminate flooring.

BEDROOM 1

Large double bedroom with uPVC double glazed window overlooking the garden, gas central heating radiator, laminate flooring.

BEDROOM 2

Large double bedroom with uPVC double glazed window overlooking the garden with lovely views towards fields, gas central heating radiator.

BEDROOM 3

Large double bedroom with uPVC double glazed window overlooking the garden, gas central heating radiator.

BATHROOM

White suite comprising panelled bath, walk in shower cubicle with thermostatic shower control, pedestal wash hand basin, low level w.c., gas central heating radiator, laminate flooring, uPVC double glazed opaque window.





OUTSIDE

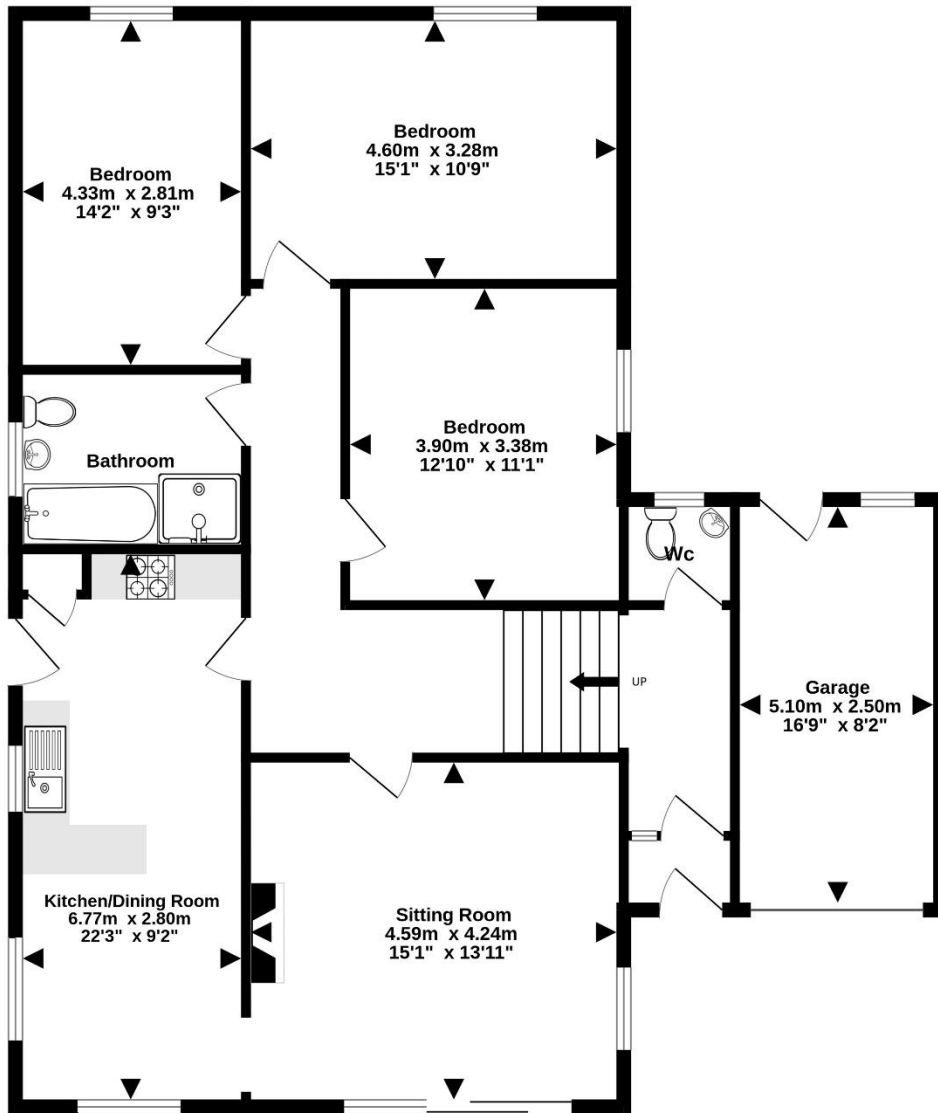
The bungalow is situated on a larger than average sized corner plot with lawned gardens to three sides. A driveway at the front provides off road parking for 3 to 4 vehicles and leads to a single garage. Pathways on both sides lead to the rear garden with patio area and a side patio with raised flower borders. There is excellent scope to extend/remodel subject to the usual planning consents.

GARAGE

Up and over door, light and power, door leading to the rear, uPVC double glazed window, shelving.



Ground Floor
116.7 sq.m. (1257 sq.ft.) approx.



TOTAL FLOOR AREA : 116.7 sq.m. (1257 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 Queen Street, Dawlish, Devon, EX7 9HB
 Telephone: 01 626 862379
 Email: info@fraserandwheeler.co.uk
 www.fraserandwheeler.co.uk



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