

St Georges Lane, **Holcombe**, EX7 0GJ



Immaculate and spacious detached house situated in the heart of a well regarded village between two popular seaside towns offering a range of amenities and activities. The property offers some sea views and comprises; reception hall, cloakroom, sitting room, kitchen/living room, utility, 4 bedrooms, en suite, family bathroom. Attractive walled garden, garage and parking.

Tenure: Freehold. Council Tax Band: E. EPC: B

£545,000

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Location

The picturesque village borders beautiful Devon countryside which is fabulous for long, quiet walks and there is also a nearby beach. The active community is 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. The property is located on a development of just 35 properties in the middle of the village built in 2021.

Accommodation

The bright and spacious accommodation is meticulously maintained and is fitted with uPVC double glazed windows and gas central heating with radiators to all principal rooms.

Entry to the property is via the spacious reception hall which is finished with tiled flooring that continues throughout the ground floor apart from the sitting room which is a comfortable double aspect room with an outlook to the front and over the rear garden. The heart of the home is the kitchen/dining/living room which is a light open space with a bay window to the side and patio doors opening on to the rear garden. The kitchen is fitted with a range of cupboard, drawer base and wall units with sparkling quartz work surfaces and features a central island incorporating a breakfast bar. It includes a built-in electric eye level double oven and induction hob,

integrated dishwasher and fridge freezer. The utility room has units matching those in the kitchen and spaces for a washing machine and tumble dryer. There is also a cloakroom which is fitted with a white suite.

On the first floor the landing has built in airing and linen cupboards and there are four bedrooms: three spacious double rooms and the fourth is a large single. The double aspect main bedroom has a large built-in wardrobe and an en suite shower room which is fitted with a white suite with additional storage cupboard. Bedrooms 2 and 3 are both comfortable double rooms and Bedroom 4 is a generous single which enjoys a lovely outlook across nearby countryside towards the sea which would make this a great study if required. The bathroom is finished with fully tiled walls and white suite with a mains shower over the bath.

Outside

To the front and side of the property is an area of garden. The walled rear garden is a sun trap and has been carefully planted with a variety of shrubs and plants to add colour and interest without requiring significant maintenance with borders around the lawn. There are two patio areas providing places to relax in the sunshine throughout the day.

Parking

To the side of the property is a drive which provides parking for two vehicles and leads to the detached garage which has power points and lighting and a courtesy door to the garden.





Measurements

Sitting Room
5.59m x 3.61m (18'4" x 11'10")

Living Room/Kitchen
6.32m x 5.77m (20'9" x 18'11") maximum including bay

Utility
2.29m x 1.66m (7'6" x 5'5")

Cloakroom
2.29m x 1.04m (7'6" x 3'5")

First Floor

Bedroom 1
4.57m x 3.51m (15' x 11'6") maximum

En Suite Shower Room

Bedroom 2
3.56m x 3.25m (11'8" x 10'8")

Bedroom 3
3.56m x 2.62m (11'8" x 8'7")

Bedroom 4
3.05m x 2.69m (10'0" x 8'10") maximum

Bathroom

Outside

Garage
5.99m x 3.10m (19'8" x 10'2")





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