

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



Stunning views over the neighbouring countryside to the sea can be enjoyed from this individual detached bungalow. It benefits from a fabulous tucked away position at the end of a quiet cul de sac in a well regarded village.

Living Room, Dining Room, Kitchen/Breakfast Room, Cloakroom, 3 Double Bedrooms, En-Suite Shower Room, Bathroom. Secluded Garden, Double Garage, Ample Parking.

Tenure: Freehold. Council Tax Band: F. EPC: C.

Guide Price £625,000 to £650,000

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## Location

The property benefits from a fabulous setting, tucked away at the end of a quiet cul de sac near the heart of Holcombe.

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.

## Accommodation

The property is a bespoke detached bungalow offering spacious accommodation fitted with uPVC double glazing and gas central heating with radiators to all principal rooms. The flexible accommodation could be configured to provide a fourth bedroom if required.

Entry to the property is via the spacious reception hall where there is a useful

cloakroom. The bright double aspect sitting room has French windows that open out onto the decking and allow for the views to be enjoyed from the comfort of your armchair. Glazed double doors opening to the dining room which has a pleasant outlook to the front garden. The kitchen/breakfast room also enjoys the fabulous outlook and has French doors opening onto the decking making it a great space for relaxing and entertaining. It is fitted with a range of base and wall units with integrated oven and hob and dishwasher. To one corner of the room is a very useful utility cupboard with plumbing for washing machine.

The main bedroom also enjoys the view over the countryside towards the sea and is fitted with a range of bedroom furniture. There is a walk-in dressing area with built in wardrobes, which leads through to the en-suite shower room. This is finished with fully tiled walls and fitted with a white suite. The second and third bedrooms are both comfortable double rooms with an outlook to the front garden with the second bedroom having built in wardrobes. The bathroom is fitted with a white, three piece suite.







### Outside

The garden wraps around the property and benefits from a sunny aspect and high degree of privacy. An extensive decking area to the rear provides a perfect vantage point to fully appreciate the setting with a southerly aspect overlooking the neighbouring fields towards the sea. There is a further patio area which also provides a great place to enjoy the setting. The rest of the garden is principally laid to lawn with established shrubs and trees adding interest and providing privacy.

### Parking

A driveway provides ample space for parking and leads to the double garage which has power points and lighting. There is further space around the property for storage of trailers etc.

### Measurements

#### Sitting Room

17'4" x 14'4" (5.28m x 4.37m)

#### Dining Room

11'1" x 10'8" (3.38m x 3.25m)

#### Kitchen/Breakfast Room

19'11" x 14'0" (6.07m x 4.27m)

#### Bedroom 1

15'0" x 14'0" (4.57m x 4.27m)

#### Bedroom 2

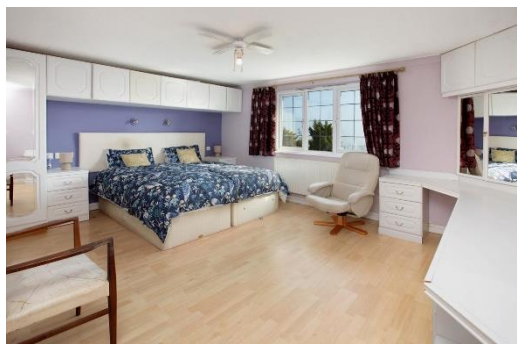
11'5" x 10'4" (3.48m x 3.15m)

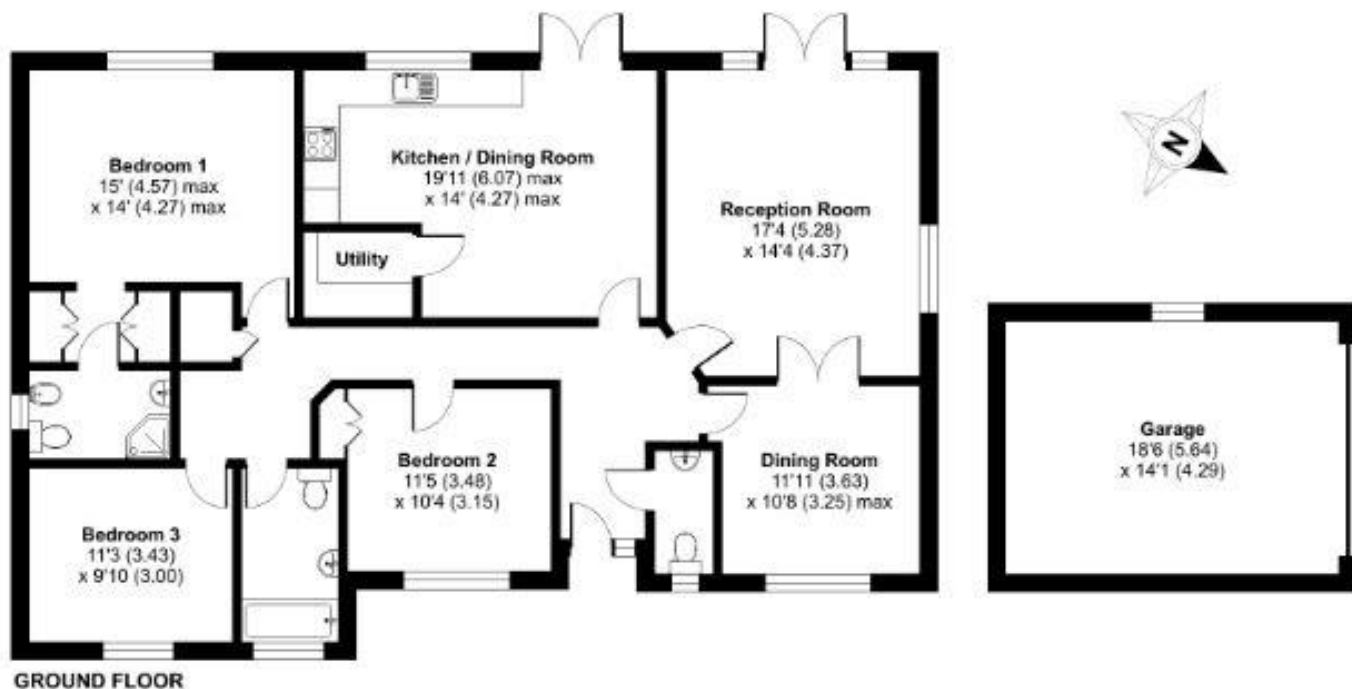
#### Bedroom 3

11'3" x 9'10" (3.43m x 3.00m)

#### Garage

18'6" x 14'1" (5.64m x 4.29m)





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