

# Fordens Lane, **Holcombe**, EX7 0LD



NO ONWARD CHAIN. A fantastic opportunity to purchase this deceptively spacious and individual 4 bedroom detached house within Holcombe. The property has versatile accommodation, lovely views, enclosed garden and brick paved driveway. FREEHOLD, COUNCIL TAX BAND - C (IMPROVEMENT INDICATOR - YES), EPC - C.

Offers in excess of £550,000

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## ACCOMMODATION

This individual, spacious detached property features four double bedrooms with delightful living space providing superb coastal views located in the sought after area of Holcombe between Teignmouth and Dawlish.

The accommodation begins with the entrance porch with a door providing access to the hallway. An opening leads into the superb, spacious kitchen/dining room with a matching range of wall and base level units with a stainless steel mixer tap sink and drainer with feature instant hot water tap system. There are a range of built in appliances including a dishwasher, oven, microwave and a gas hob with an extraction hood and light above and there is space for a large double width fridge freezer. The room features spotlights, tiled flooring and underfloor heating with double glazed windows to the front and side and a hatch to loft space.

Opposite the kitchen/dining room you have a useful and spacious utility room with further work units with a stainless steel mixer tap sink and drainer, space and plumbing for a washing machine and tumble dryer, space for an additional fridge freezer, boiler and double glazed windows to the front and side with a double glazed door to the side.

Continuing through the entrance hallway you have an airing cupboard and access to a superb modern fitted shower room with a low flush WC, pedestal wash hand basin with storage beneath and a walk-in shower and there is an obscure double glazed window to the side, part tiled walls and wood effect flooring.

A few stairs rise to a further landing area providing access to the spacious living room, a very large room which features double glazed windows to the side and rear enjoying breath-taking countryside and sea views and a feature open fireplace with exposed brick surround.

There is a mezzanine level to this room which provides for a range of uses including an office area with a double glazed window to the front.

Sliding doors provide access to a sun room from where you can enjoy the most stunning surrounding countryside and sea views with sliding doors providing internal access to a study or additional bedroom. Access is also found to this room from the landing area with a double glazed window to the front.

From the original entrance hallway stairs lower to an inner hallway providing access to the three double bedrooms, all of which are very spacious and benefit from built-in wardrobes and double glazed sliding doors onto the rear garden.

The master bedroom features an en suite bathroom with a suite comprising a low flush WC, pedestal wash hand basin and panelled bath with an electric shower fitted and there are part tiled walls and a double glazed window to the side.

Separately on this level you also have an additional separate WC with a low level flush WC and pedestal wash hand basin and opposite this you have useful storage situated beneath the staircase.







Externally, the front of the property is accessed via double gates onto a block paved sweeping driveway providing off road parking for a number of cars leading to the front entrance, passing a well-maintained and enclosed front garden.

There is access at the side of property leading to the rear where you will find a pleasant garden with a patio area leading out from all of the bedrooms onto a lawn. The garden features an assortment of attractive flowerbeds and shrubs with a pond feature, greenhouse and a wooden built storage shed and from the garden you enjoy superb countryside and sea views.

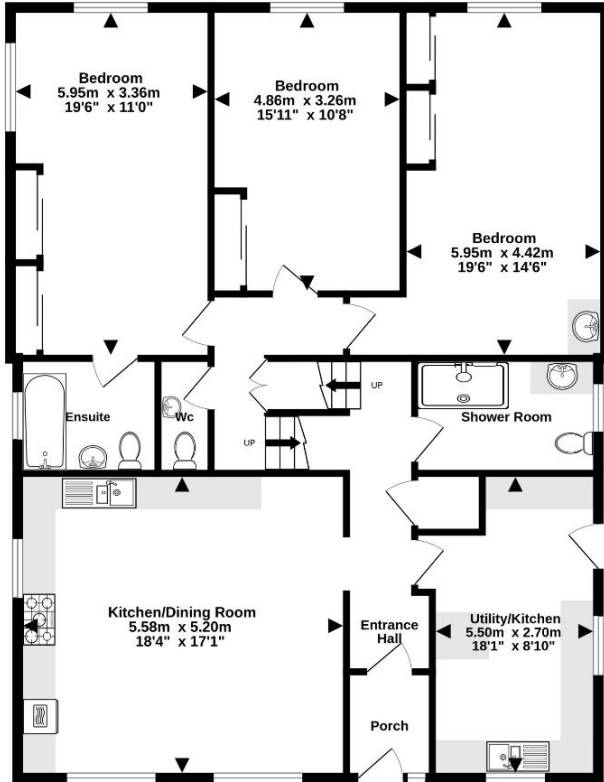
#### **AGENTS NOTE**

Improvement indicator - Yes

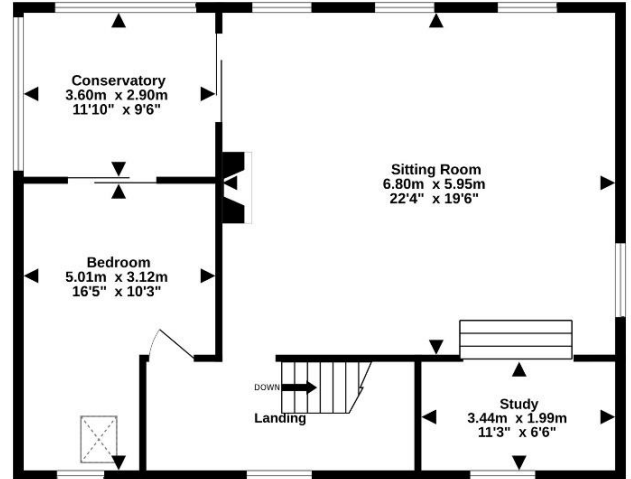
If the property has been improved or extended since it was placed in a Council Tax band, a Yes will be shown. If a Yes is shown, the band will be reviewed and may increase following the sale of the property.



**Ground Floor**  
130.2 sq.m. (1402 sq.ft.) approx.



**1st Floor**  
80.6 sq.m. (868 sq.ft.) approx.



**TOTAL FLOOR AREA : 210.8 sq.m. (2269 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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