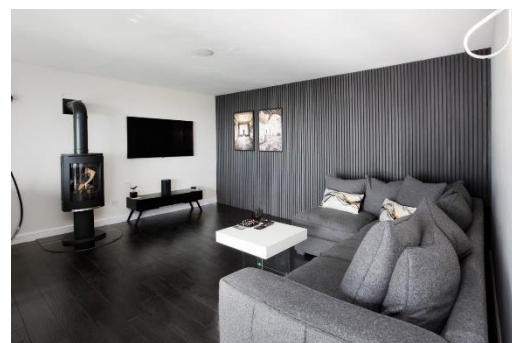


# Holcombe Road, Teignmouth, TQ14 8UP



Set in an elevated position above Teignmouth, this beautifully presented four-bedroom detached home offers breath taking, uninterrupted views across the sparkling waters of Lyme Bay. With stylish, contemporary interiors, expansive outdoor living spaces, and a seamless blend of luxury and comfort, this property is a rare opportunity to acquire a coastal retreat of distinction.

REEHOLD, COUNCIL TAX BAND - F, EPC - C.

£750,000

01626 862379

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## DESCRIPTION

From the moment you enter, the sea greets you through full-height sliding Pilkington solar reflective active glass doors to the rear that open onto a large balcony/terrace, perfect for soaking up the ever-changing coastal scenery. The open-plan living and dining area is flooded with natural light, providing a sociable heart to the home, complemented by a sleek, high-specification system six kitchen finished in glossy grey with integrated appliances and a central island. The property is arranged over two floors: Ground Floor: A spacious open-plan sitting/dining room leading onto a balcony, modern kitchen, two bedrooms (one with en-suite), and a study/bedroom with cloakroom. Lower Ground Floor: Two further en-suite bedrooms, including a superb principal suite with walk-in wardrobe, plus a utility room, and additional storage. Outside, the landscaped garden has been designed for low-maintenance enjoyment, featuring stylish decking, neatly terraced artificial lawns, and a covered seating area – all perfectly oriented to capture the sun and frame the sea views. A detached double garage with electric door and ample parking complete the picture.

## FRONT DOOR TO:

### ENTRANCE HALL

Feature radiator, wood staircase with glass panel insets, good size storage cupboard with access to the loft space. Doors to:

### L SHAPED SITTING/DINING ROOM

A wonderful L Shaped room with large sliding doors leading to the balcony/terrace. Stunning panoramic views out to sea, feature modern Jotul gas stove, wall light point, panelling to one wall, feature radiator, space for 2 seating areas and a table and chairs open to:

## KITCHEN

A lovely fitted System Six Kitchen with high gloss base and eye level units and Dekton worksurfaces, large island unit with breakfast bar, power points and fitted Elica Tesla Induction Hob with Built-In extractor, fitted ovens, dishwasher and space for a plumbed in Samsung built in fridge freezer with ice and water, inset sink unit with Quooker Hot Tap, window to the side with a stunning view over open fields and towards The Red Rock at Dawlish Warren, large sliding door to the balcony and further feature radiator.

## BALCONY/TERRACE

A real feature of the property with composite decking, glass balustrade, sun blind and panoramic coastal views with a southerly aspect.

## BEDROOM 3

situated at the front of the property with window to the front, radiator, coved ceiling and door to:

## EN SUITE SHOWER ROOM

A quality suite comprising walk in double shower enclosure, wall hung over size wash hand basin with storage below, wall hung WC, heated towel rail, tiled walls and window to the side with stunning open views.

## BEDROOM 4/STUDY

Window to the front, radiator and storage cupboard.

## CLOAKROOM

Window to the front, radiator, WC, wash hand basin with storage below and tiled splash back.

## LOWER LANDING

Feature radiator, coved ceiling, under stairs storage cupboard, glazed door leading to the rear garden, further







store room with radiator and cupboards with sliding doors. Doors to:

#### **BEDROOM 1**

A spacious room with coved ceiling, 2 radiators, sliding doors leading to the garden, sliding doors opening to an impressive dressing room with storage to either side, coved ceiling and spot lights. Door to:

#### **EN SUITE SHOWER ROOM**

White suite comprising double shower enclosure with glass screen, WC, over size wall hung wash hand basin with storage, heated towel rail, spot lights, window to the rear and tiled walls.

#### **BEDROOM 2**

A good size room with window to the rear, radiator, coved ceiling and door to:

#### **EN SUITE SHOWER ROOM**

Suite comprising double shower enclosure with glass screen, WC, wash hand basin with storage below, heated towel rail, window to the side, tiled walls and floor.

#### **UTILITY ROOM**

A great additional space with base and eye level units, work surfaces, radiator, stainless steel sink unit, plumbing for appliance, great storage areas and door leading to a

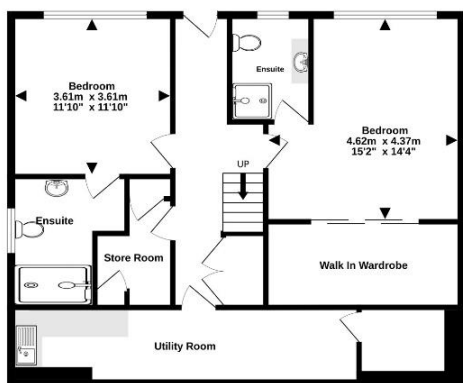
further storage cupboard that had at one time been used as a sauna.

#### **OUTSIDE**

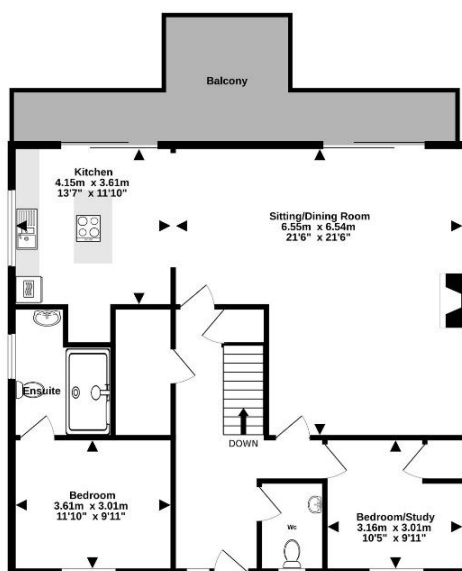
Double gates with further pedestrian gate leading to the resin driveway providing off road parking and leading to the double garage that has power and light. Access to the front door and either side of the property. To one side is an EV car charge point. To the rear is an expansive composite decked seating area leading to a terraced garden with artificial grass for ease of maintenance, storage shed and southerly aspect.



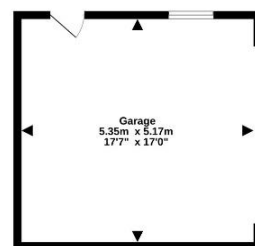
Lower Ground Floor  
81.7 sq.m. (879 sq.ft.) approx.



Ground Floor  
96.4 sq.m. (1038 sq.ft.) approx.



Garage  
27.7 sq.m. (298 sq.ft.) approx.



**TOTAL FLOOR AREA : 205.8 sq.m. (2215 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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