

## 1 Higher Holcombe Road, TEIGNMOUTH

£495,000 Freehold

Extended and Modernised Detached House • Coastal and Rural Views • Beautifully Presented • Four Bedrooms, Master Bedroom En Suite • Open Plan Kitchen/Dining Room/Sitting Room • Further Living Room and Garden Room • Downstairs Cloakroom/Utility and Upstairs Family Bathroom • Enclosed Gardens • Ample Off Road Parking and Garage

### Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street  
Teignmouth  
TQ14 8HH

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The spacious entrance hallway with feature glazing through to the main reception area, has a walk-in cloaks cupboard, useful understairs store area, stairs rising to the first floor and doors off to the cloakroom/utility room, kitchen/diner/sitting room and the living room. The cloakroom/utility room has two uPVC obscure double glazed windows, a pedestal wash hand basin, low level flush WC, floor to ceiling fitted cupboards and space and plumbing for a washing machine. The free flowing open plan kitchen/diner/sitting room immediately impresses, with a comprehensive range of high gloss units under quartz work surfaces incorporating Bosch dishwasher, brushed chrome wine cooler, integrated fridge and freezer, brushed chrome Bosch twin ovens, recessed spotlighting, corresponding high level units, island with quartz counter top/breakfast bar, recessed shelving, pan drawers, five ring gas hob with extractor hood over, breakfast bar, radiator, uPVC double glazed bi-folding doors giving access and outlook onto the enclosed rear gardens.

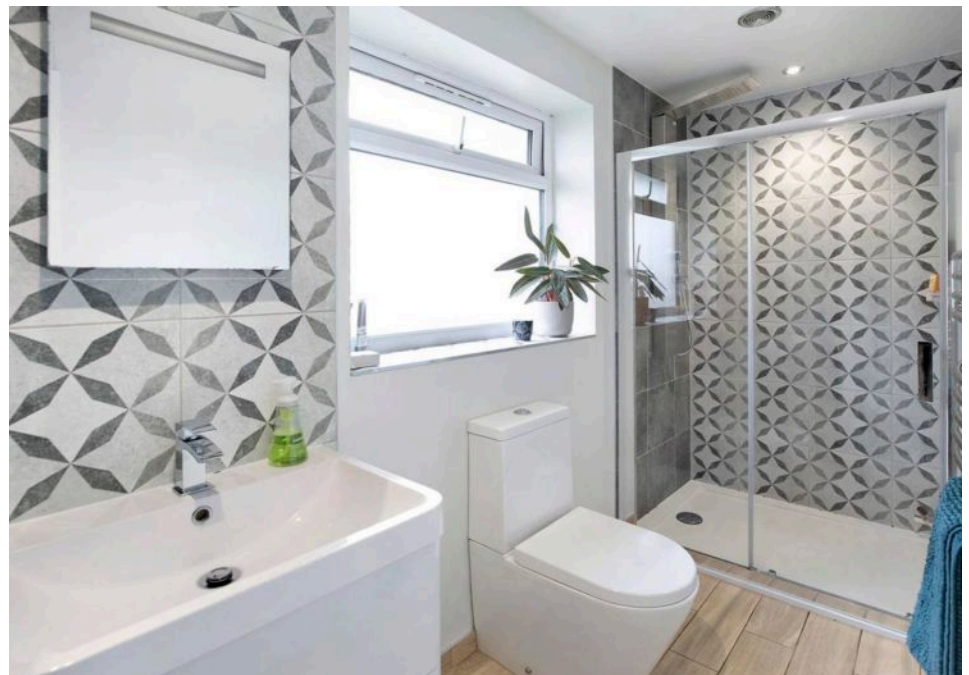
There is a dining area with uPVC double glazed window with outlook onto the gardens and a reception area with radiator and uPVC double glazed window overlooking the gardens and sun deck. The separate living room has uPVC windows to the front aspect and multi panelled double doors leading to a useful dual aspect garden room with views inland towards Dartmoor. Ascending the stairs from the entrance hallway to the first floor, there is a uPVC window affording views out to sea and towards Dartmoor, Linen cupboard housing the boiler and doors off to the bedrooms and family bathroom. The master bedroom with a uPVC window to the front with fantastic sea and rural views, has an en-suite comprising tiled shower enclosure with fitted multi-function shower, low level WC, wall hung wash hand basin, uPVC obscure double glazed window and chrome effect ladder style towel rail/radiator. A further bedroom also has a uPVC window with the stunning views and the two other double bedrooms have uPVC windows to the rear aspect, overlooking the garden. The modern bathroom comprises a panelled double ended bath with centralised mixer tap, fitted Mira shower, glazed shower screen, pedestal wash hand basin and a uPVC obscure double glazed window to the front.



The property is approached over a tarmac driveway with brick paved border providing extensive off road parking and leading to an attached garage. Outside water tap. To the side of the property there is an area of gently sloping lawn and gated access to the gardens. To the eastern side is a raised retained well stocked flower bed and an area of raised lawn with mature borders. The gardens can be accessed via both the kitchen and garden room. From the bi-fold doors there is direct access onto an area of deck with external power supply. There are well stocked raised flower beds and sleeper steps lead to a gravel path that takes you on to an area of raised deck which enjoys the the sun throughout the day and the far reaching rural views. From the lower and upper deck there is access on to an area of lawn which leads to a side garden which is fully enclosed with inset flower beds with a decked seating area, accessed via the garden room.



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MEASUREMENTS Kitchen/Diner/Sitting Room 9.74m x 5.53m (32'00" x 18'02"), Living Room 5.42m x 3.40m (17'09" x 11'02"), Garden Room 4.38m x 2.51m (14'04" x 8'03"), Bedroom One 5.86m x 4.06m (19'03" x 13'04"), Bedroom Two 5.42m x 3.26m (17'09" x 10'08"), Bedroom Three 3.26m x 2.99m (10'08" x 9'10"), Bedroom Four 2.69m x 2.30m (8'10" x 7'7"), Garage 4.49m x 2.62m (14'09" x 8'07")

LOCATION- Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington & Midlands daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.



Tenure: Freehold

Council Tax Band E : £3162.32 per year

Mains Services: Electric, Gas and Water all connected.

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

