



20 Higher Holcombe Road, Teignmouth, TQ14 8RD

Guide Price £695,000 Freehold

Substantial Detached Residence • Sought After East Teignmouth Location • Stunning Coastal & Rural Views • Five Bedrooms • Two Shower Rooms • Lounge With Beautiful Sea & Rural Views • Kitchen/Breakfast Room • Splendid Separate Dining Room Opening to Garden • Plentiful Driveway Parking In Addition to Detached Garage • Large Garden Set In Approx 1/3 Acre

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Stepping into the entrance porch, a window overlooks the front and a sliding door opens to the spacious entrance hallway where stairs ascend to the upper floor and there are doors off to the bedrooms and shower room. A large bedroom suite overlooks the front of the property with lovely coastal views and has ample built in furniture including dressing table, drawers and wardrobes with hanging and shelving. A door opens to the en suite shower room with walk in full width shower cubicle, wash hand basin in counter with storage below and obscure glazed window. Another bedroom on this level also overlooks the front again, with lovely views across to Shaldon and farmland beyond. Two further bedrooms have a side aspect. The modern shower room comprises large walk in shower cubicle with rainfall shower and additional hand held attachment, wash hand basin in vanity, concealed cistern low level WC, heated towel rail and extractor. Ascending the stairs to the first floor, the spacious and bright landing has a window affording fantastic sea and coastal views encompassing Shaldon and Ringmore across to Dartmoor. There is a large storage cupboard with shelving also housing the Ferroli boiler and hot water cylinder and a further useful storage cupboard provides hanging for coats etc. A door accesses the rear garden. A most generous bedroom suite with dressing room area and en suite bathroom has a glazed door opening to a decked seating area in the rear garden.

The en suite bathroom has corner bath, corner shower cubicle, wash hand basin, low level WC, extractor and obscure glazed window. There is a useful separate additional WC on the first floor. The lounge affords beautiful far reaching sea, coastal and rural views has a stone built fireplace with television plinth and fitted gas fire. The kitchen/breakfast room has a range of wood base and wall units with worktop and tiled splash backs, integrated eye level electric oven and grill and four ring electric hob with extractor and plumbing and space for a dishwasher. A window overlooks the side and an arch flows through to the breakfast room area with built in dresser with display cupboards. A window to the front gives wonderful far reaching coastal and rural views. A useful separate utility room provides an additional sink unit, plumbing for washing machine and space for appliances. A window overlooks the side and there is an extractor and hatch to loft area. A further room, with window overlooking the garden, is currently used as a 'snug' and makes an ideal hobbies/reading room or office/study space. The splendid dual aspect dining room makes a wonderful space for entertaining with French doors opening to a paved terrace and has solid oak flooring with a further window overlooking the generous garden.

To the front of the property is a large tarmacadamed driveway with parking for at least four vehicles. Further driveway leading up to a detached garage. Outside water tap. Further parking for three vehicles.

Pathway leading around to the rear of the property, brick paviour terraced area, decked area, outside lighting, raised shrub borders, leading around to a an expansive lawn enclosed by hedging and mature trees with far reaching views from the garden and backing onto fields. Private terraced area off of the dining room ideal for alfresco dining. In total the gardens measure one third of an acre, with views across Lyme Bay towards St Marychurch and Babbacombe, and sweeping up to Dartmoor in the west.



Tenure: Freehold

Council Tax Band F: £3,737.29 per year

Energy Performance Rating: C

Mains Services: Gas, Electric & Water all connected

Broadband: Ultrafast 1000 Mbps (According to OFCOM)



MEASUREMENTS:

Ground Floor – Bedroom 15’ 7” x 11’ (4.76m x 3.35m), En Suite 5’ 3” x 4’ (1.6m x 1.23m), Bedroom 15’ 7” x 9’ 11” (4.76m x 3.03m), Bedroom 9’ 11” x 9’ 11” (3.03m x 3.03m), Bedroom 9’ 11” x 7’ 11” (3.03m x 2.42), Shower Room 7’ 1” x 6’ 11” (2.17m x 2.1m)

First Floor – Bedroom 12’ 7” x 10’ (3.83m x 3.05m), Dressing Room 11’ 5” x 8’ 4” (3.48m x 2.53m), En Suite Bathroom 7’ 10” x 6’ 9” (2.4m x 2.06m), Separate WC 6’ 11” x 3’ 11” (2.1m x 1.2m), Study/Snug 10’ 10” x 5’ 3” (3.3m x 1.6m), Lounge 15’ 9” x 14’ 9” (4.8m x 4.26m), Kitchen 10’ x 10’ (3.05m x 3.04m), Breakfast Room 10’ x 7’ 11” (3.04m x 2.41m), Utility 9’ 8” x 5’ 2” (2.95m x 1.58m), Dining Room 20’ x 13’ 7” (6.1m x 4.15m)

Garage 19’ 4” x 9’ 6” (5.9m x 2.9m)



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade.

There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school.



TOTAL FLOOR AREA : 199.8 sq.m. (2151 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors 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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