



10a Fordens Lane, Holcombe

£695,000 Freehold

Substantial and Upgraded Detached House • 2,500sq ft of Accommodation plus Garage • 4 Double Bedrooms (3 With En Suite) & 3 Receptions • Large Re-Fitted Well Equipped Kitchen & Utility Room • Sea Views from Upstairs • Ample Driveway Parking • Double Garage with New Front Door • Popular Village Location, yet Convenient to Local Towns • 5 Minutes Walk to Holcombe Beach • EPC - C

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Entering the very large entrance hallway with Karndean flooring (which continues in the front reception room, kitchen and utility room), there is an attractive turning staircase with balustrade, courtesy door to the double garage, a modern downstairs WC and doors to the principal rooms. To the front of the property there is a good sized room with bay window which could be used for a number of purposes, either as a reception room or extra bedroom/office/play room etc. A further huge reception room with a window to the side of the property has glazed doors opening to a further very large reception room with sliding patio doors out to the rear garden and a further window with garden views. The kitchen/diner, again overlooking the rear garden, is large and has been recently re-fitted with new base and wall units, quartz work tops, a one and a half bowl single drainer sink unit with mixer tap, dishwasher and Bosch electric hob with cooker hood over and Bosch oven and grill. A further window overlooks the side. A door leads through to the utility room, also recently fitted, with quartz work top with cupboards under, single bowl single drainer sink unit, with washer/dryer and an American style fridge/freezer. A door from the utility room leads out to the side of the property.

Underfloor heating is installed throughout the ground floor.

Ascending the stairs to the large landing with access to the loft space, there is a useful storage cupboard housing the Ariston hot water cylinder with shelving. Doors lead off to the bedrooms and family bathroom.

Two generous bedrooms, both with upgraded en suite shower rooms, overlook the front, one with wardrobes, affording beautiful sea views. A vast bedroom at the rear, with recently fitted built in wardrobes, has two windows overlooking the garden and enjoys an en suite bathroom with corner bath with shower above, wall hung wash hand basin and low level WC. A further double bedroom, with wardrobes, again overlooks the rear garden.

The spacious family bathroom comprises corner bath, separate shower cubicle, pedestal wash hand basin with large mirror over, low level WC and an obscure glazed window to the side. All of the en suites and the bathroom have mirrors and heated towel rails.

The size and splendour of this property must be viewed to be appreciated offering versatile accommodation on both floors.

Holcombe is a pretty 'chocolate box' village between Teignmouth and Dawlish and is on a bus route to both towns. Smugglers Lane nearby leads down to Smugglers beach with a walk along the sea wall to Teignmouth. There are further coastal paths nearby towards Dawlish. There is a church, pub and village hall in Holcombe and further countryside views and walks beyond the village.



Tenure: Freehold
Council Tax Band G - £ 4,173.90 per year

Mains Services: Electric, Gas, Water all connected.

Broadband Speed: Ultrafast
1000Mbps (According to OFCOM)



FRONT GARDEN The front of the property has a low wall boundary and paved driveway to accommodate 2/3 vehicles in addition to the double garage with a new front door. The garage has light and power and the recently installed boiler is mounted on the wall. There is an electric car charging point at the front of the house. To the side of the driveway there is a raised area laid with pebbles and selection of palms with paved seating area just behind and pathways with gates either side of the property giving access to the rear.

REAR GARDEN The rear garden is paved the width of the property to accommodate garden furniture with further raised paved areas with planting accessed by steps with handrail where there is plentiful room for further furniture, barbecues, a shed and/or summerhouse. There is a selection of established plants with wall and fence boundary with outside lighting and outside electric points.



MEASUREMENTS Lounge 23' 4" x 12' 7" (7.11m x 3.84m), Kitchen 15' 11" x 12' 2" (4.85m x 3.71m), Dining Room 13' 10" x 12' 4" (4.22m x 3.76m), Study/Bedroom 5 13' 10" x 8' 1" (4.22m x 2.46m), Bedroom 23' 4" x 14' 9" (7.11m x 4.5m), Bedroom 19' x 16' 5" (5.79m x 5m), Bedroom 13' 10" x 12' 1" (4.22m x 3.68m), Bedroom 16' x 12' 5" (4.88m x 3.78m), Garage 19' x 16' 4" (5.79m x 4.98m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	79	85
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		

