



13 Higher Holcombe Drive, Teignmouth

£425,000 Freehold

Detached Split Level Bungalow • Popular East Teignmouth Cul-de-Sac • Panoramic Sea & Country Views to the Front & Fields Behind • Three Bedrooms • Lounge leading through to Dining Room • Kitchen overlooking Lovely Rear Garden • Shower Room/WC & Additional WC • Good Sized Rear Garden • Front Parking & Double Garage • EPC - D

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This three bedroomed detached split level bungalow is located towards the head of a desirable cul de sac in East Teignmouth with panoramic sea and countryside views to the front with a lovely good sized rear garden and fields behind and good parking at the front and a double garage. The front views extend over Teignmouth town and out to sea in both directions and include Shaldon beach and the Ringmore hillside and across to Dartmoor to the West, from where there are the most fantastic sunsets to be enjoyed. Stepping in to the property, the front door leads in to an entrance porch where a further glazed inner door leads through to the entrance hall which is split level with 4 stairs with railings to a raised landing. The lower hallway has partly glazed doors to the living room and kitchen and a door to a Cloakroom/WC with a frosted glazed front window, mid level flush WC, small wash hand basin and storage cupboard. The raised landing has an entrance to the loft with a loft ladder and doors to three bedrooms and a shower room/WC. The living room has French doors to a front sitting out area with railings and panoramic sea and countryside views. There is a stone fire surround with an electric fire currently there but a gas point as well. Glazing and a glazed sliding door lead through to the dining room which has a picture window overlooking the pretty rear garden and a partly glazed door to the kitchen.

The kitchen comprises wooden base and wall units and drawers with a matching storage cupboard, partly tiled walls and a worktop with an inset one and a half bowl sink unit with a mixer tap. There is a Bosch gas hob with cooker hood over, a Bosch electric oven and grill, spaces and plumbing for a dishwasher and washing machine, recess for a fridge/freezer, a door to the dining room and from the hall and windows and doors to the rear garden.

The main double bedroom has a window to the front with the aforementioned panoramic sea and countryside views, built in wardrobes with dressing table with mirror and cupboards over and a pedestal wash hand basin with tiled splash back and mirror over. The second bedroom, again a double room, has a window to the side with sea views and built in wardrobes and dressing table. The third bedroom is a good sized single room with a window overlooking the rear garden.

The shower room/WC comprises a white suite with corner shower cubicle with a recently replaced shower, low level flush WC, wash hand basin in unit with mirror over, tiled walls, chrome ladder heated towel radiator, medicine cabinet, Dimplex wall heater and a frosted glazed window to the rear.

There is a sweeping driveway with lawns at both sides. Gentle steps with a side handrail lead to the front door with a sitting out area by the porch, accessed by French doors from the living room, to enjoy the panoramic views to the front. There is front exterior lighting, a double garage and further side steps to the rear alongside the property with a side handrail, exterior lighting and a gate.

Immediately at the rear of the property there is a tap and covered outside electric and a pathway to the rear kitchen door. The rear garden is a good size and is relatively level with two lawn areas, pretty flower beds, including built up planters, paths and fencing both sides and a field behind. On one side at the top there is a greenhouse and on the other side there is a shed at the bottom and side paved areas.



Tenure - Freehold

Mains Services - Gas, Electric and Water

Council Tax Band D - £2587.36pa

Broadband - Ultrafast 1000Mbps
(According to OFCOM)



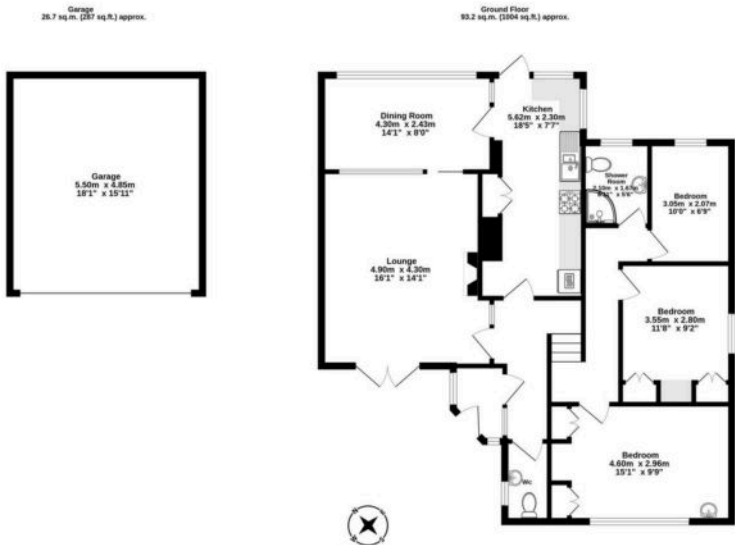
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



MEASUREMENTS:
 Lounge 16'1" x 14'1" (4.90m x 4.30m),
 Kitchen 18'5" x 7'7" (5.62m x 2.30m),
 Dining Room 14'1" x 8'0" (4.30m x 2.43m),
 Bedroom 15'1" x 9'9" (4.60m x 2.96m),
 Bedroom 11'8" x 9'2" (3.55m x 2.80m),
 Bedroom 10'0" x 6'9" (3.05m x 2.07m),
 Shower Room 6'11" x 5'6" (2.10m x 1.67m),
 Garage 18'1" x 15'11" (5.50m x 4.85m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	71
(39-54)	E		
(21-38)	F		
(1-20)	G		



TOTAL FLOOR AREA : 119.9 sq.m. (1291 sq.ft.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, equipment and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.
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