



11 St. Georges Lane, Holcombe

£345,000 Freehold

Modern Semi Detached House • Select Village Development • Three Bedrooms • Lounge & Kitchen/Diner • Family Bathroom • Downstairs WC & En Suite Shower Room • Sea Views from Upstairs • Enclosed Level Cottage Style Garden • Garage & 3/4 Car Driveway • EPC - B

Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH


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A modern semi-detached house in a select village development.

Stepping in to the entrance, the current décor immediately impresses with a staircase to the first floor and doors to the lounge, kitchen/diner and downstairs WC. The downstairs WC and lounge have windows to the front and the kitchen/diner enjoys a window and French doors out to the rear garden.

The kitchen has a dividing breakfast bar as well as a dining area with room for a table and chairs. The kitchen comprises base and wall units with the boiler concealed in a wall cupboard, work top, stainless steel sink unit, gas hob, electric oven, plumbing and space for a washing machine and plumbing provision for a dishwasher. At the dining end there is an understairs recess where there is space for a tumble dryer.

The first floor landing has a storage cupboard and access to the loft with a retractable ladder and light. There are three bedrooms with two facing the front and one facing the rear and the master bedroom has an en suite. The two front bedrooms have sea views and the ensuite comprises shower enclosure, wash hand basin and a WC. There is also a family bathroom with a window to the rear which comprises panelled bath with wall mounted shower and shower screen, wash hand basin and WC.

The pretty cottage style rear garden is level and enclosed, accessed by the French doors from the kitchen/diner or a side gate. There is a patio outside the kitchen door and further paved, gravelled and lawned areas with borders, tap and shed.

A modern semi-detached house in a select village development. Lounge, kitchen/diner, downstairs WC, 3 bedrooms, bathroom/WC & en suite. Garden, garage and 3/4 car driveway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

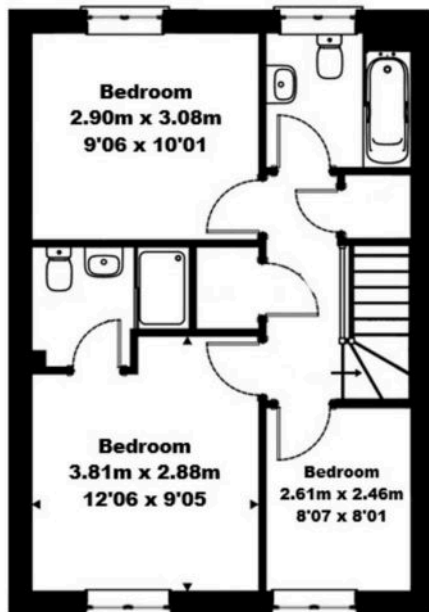
EPC Environmental Impact Rating: B



- › Modern Semi Detached House
- › Select Village Development
- › Three Bedrooms
- › Lounge & Kitchen/Diner
- › Family Bathroom
- › Downstairs WC & En Suite Shower Room
- › Sea Views from Upstairs
- › Enclosed Level Cottage Style Garden
- › Garage & 3/4 Car Driveway
- › EPC - B



MEASUREMENTS: Lounge 3.06m x 4.43m (10'00" x 14'06"), Kitchen/Diner 5.39m x 3.50m (17'08" x 11'06"), Bedroom 3.81m x 2.88m (12'06" x 9'05"), Bedroom 2.90m x 3.08m (9'06" x 10'01"), Bedroom 2.61m x 2.46m (8'07" x 8'01"), Bathroom 1.69m x 2.24m (5'07" x 7'04").



Tenure - Freehold

There is an estate Management fee of about £310pa for grass cutting, tree maintenance and the childrens play area further down the cul de sac.

There is the remainder of a 10 year NHBC guarantee.

Mains Services - Gas, Electric and Water

Council Tax Band D - **£2,504.34pa**

Broadband - Ultrafast 1000Mbps (According to OFCOM)

