



7 The Orchard, Holcombe

£560,000 Freehold

Detached House Situated in Desirable Holcombe • Four Bedrooms • Open Plan Lounge to Dining Room and Kitchen • Family Bathroom and Downstairs Shower Room • Large South Facing Balcony • Picturesque Countryside Views and Peeps Out to Sea • Front and Rear Gardens • Ample Driveway and Good Sized Single Garage • Nearby Good Transport Links and Few Minutes Walk to Holcombe Beach • EPC - D

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'Uplands' is an elegant reverse level four bedroom detached house with picturesque countryside views and sea peeps beyond.

Stepping in to the property through a wide bespoke front door, there is a good sized entrance hall with a large storage cupboard, ideal for housing coats and shoes. A double bedroom (third largest in size) is immediately to your left with a large window overlooking the rolling hills opposite and the front gardens. There is a useful utility room with space for washing machine, dryer and counter top space with a single bowl stainless steel sink and door out to the side. Off this room there is a shower room/WC. The shower room has a recently fitted suite comprising a walk-in shower cubicle with mains fed shower, concealed cistern WC, recessed wash hand basin with vanity unit below and an obscure window to the side.

Ascending to the split level landing, with large airing cupboard, doors lead to three further bedrooms and a family bathroom. Bedroom one is a good sized double room with a large window to the rear, overlooking the rear gardens, and bedroom two is similar in size and outlook.

Bedroom four has a window to the side. The family bathroom has a fully tiled suite, equipped with pedestal wash hand basin, low level WC and panelled bath and there is an obscure glazed window to the side.

Ascending to the open plan living area, the sliding patio doors off the lounge provides a spectacular outlook of the rolling hills opposite from the large south facing balcony. The lounge is particularly bright and has a stovax log burner with granite hearth and slate-effect tiled surround. The dining area has space for a six seater dining table and seating. The kitchen with wood flooring comprises matching base and wall mounted units with attractive granite worktops above, one and a half bowl composite sink with mixer tap and drainer, induction hob and electric oven/grill and space and plumbing for a dishwasher and fridge/freezer. There is an obscure glazed window to the side.

There is oil central heating, double glazing and solar panels with battery storage in the garage.

The south facing front garden has a brick wall boundary and hedging for privacy around the lawned area. There is a sun terrace which attracts the sun from rise to set and overlooks the rolling fields opposite. On both sides of the property there is access to the rear garden and there are two outside taps. Also, at the front off the living room, there is a large balcony commanding even better views over the fields opposite and beyond.

The rear garden has a raised level lawn, paving, flower beds and a patio for sitting out. A path behind the property leads along both sides to the front. There is a side door out from the utility room.



Tenure - Freehold

Mains Services - Oil, Electric and Water

Council Tax Band **E** - **£3060.85 per annum**

Broadband - Ultrafast 1000Mbps (According to OFCOM)



Holcombe is 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 pub and village hall in Holcombe and further countryside views and walks beyond the village. 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. Dawlish is a popular coastal town with a beach, a range of shops, schools and a mainline railway station. The cathedral city of Exeter is within easy commuting distance as are the main road routes, the M5, A30 and the A38.



MEASUREMENTS: Living Room/Dining Room 24'8" x 17'9" (7.5m x 5.4m), Kitchen Area 9'1" x 8'10" (2.8m x 2.7m), Utility Room 9" x 6'1" (2.7m x 1.9m), Bedroom 12'6" x 10'10" (3.8m x 3.3m), Bedroom 12'2" x 10'10" (3.7m x 3.3m), Bedroom 12" x 9" (3.7m x 2.7m), Bedroom 9'4" x 7'3" (2.8m x 2.2m), Bathroom 9'1" x 7'3" (2.8m x 2.2m), Garage 21'2" x 9'3" (6.4m x 2.8m), Balcony 24'8" x 4'3" (7.5m x 1.3m)

