



63 Windward Lane, Holcombe

£565,000 Freehold

Detached House with Annexe • Four Bedrooms & Bathroom Upstairs • Annexe With Living Room, Bedroom & Bathroom • Lounge/Diner with doors to Terrace • Kitchen/Breakfast Room • Wonderful Sea Views • Corner Plot Gardens • Balcony & Terrace With Sea Views • Driveway & Double Garage • EPC - E

Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH


the key to your home



Stepping inside, the entrance porch leads through to the hallway with a turning staircase to the first floor with a window to the front just a few stairs up and a further window up the staircase to the side. In the hallway there is a cloaks cupboard and a door to the lounge/diner and a door to the kitchen. The lounge/diner has a door at the lounge end through to the kitchen, a stone feature fireplace wall with grate and a door out to the side terrace and a window to the rear, both with sea views. The dining end also has a door out to the side terrace with sea views and a window to the front. There is a downstairs WC with a frosted glazed window to the side, low level flush WC and wash hand basin in a unit with worktop and cupboards under. The kitchen/breakfast room with rear aspect has limed oak base and wall units with working surfaces, sink unit, plumbing for dishwasher, space for fridge/freezer, built in electric hob with cooker hood over and a wine rack/shelving recess. Off the kitchen there is a side lobby where there is a door to the front and an inner door to the side Annexe. On entering the Annexe area there is an entrance area with a door to the rear and Velux window. There is a utility room off which could make an annexe kitchenette and there is a living room, double bedroom and bathroom. The utility room comprises sink with cupboards above and below, plumbing for a washing machine, the Baxi boiler and a Velux window.

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A few steps lead down a pathway to the front door and there is a front lawn. By the garage there is also a path to the side door where there is an outside tap. A path the other side of the house leads round to a side brick paved terrace where there are steps down to a corner level and steps to a rear brick paved patio where there is a door to the Annexe and another outside tap. Further steps lead down to a lawn with ornamental pond. There are sea views to the rear and side.

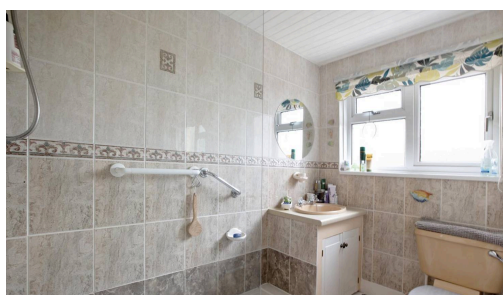


Tenure Freehold

Council Tax Band G - £4,173.90

Mains Services- Gas, Electric and Water

Broadband- Ultrafast 1000 Mbps
(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. The cathedral city of Exeter is within easy commuting distance as are the main road routes, the M5, A30 and the A38.

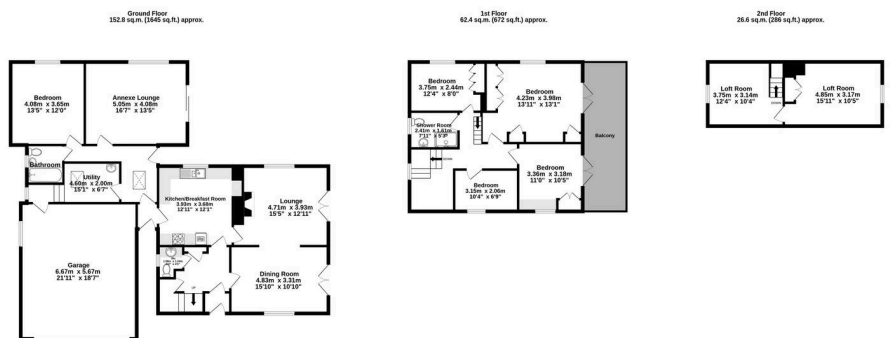


MEASUREMENTS:

Lounge 15'5" x 12'11" (4.71m x 3.93m), Dining Room 15'10" x 10'10" (4.83m x 3.31m), Kitchen 12'11" x 12'1" (3.93m x 3.68m), Bedroom 13'11" x 13'1" (4.23m x 3.98m), Bedroom 11'10" x 10'5" (3.36m x 3.18m), Bedroom 12'4" x 8'0" (3.75m x 2.44m), Bedroom 10'4" x 6'9" (3.15m x 2.06m)

ANNEXE ACCOMMODATION: Lounge 16'7" x 13'5" (5.05m x 4.08m), Bedroom 13'5" x 12'10" (4.08m x 3.65m), Utility 15'1" x 6'7" (4.60m x 2.00m)

Garage 21'11" x 18'7" (6.67m x 5.67m)



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | 69 |
| (21-38) | F | 48 | |
| (1-20) | G | | |

TOTAL FLOOR AREA : 241.9 sq.m. (2603 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, chimneys and any other details 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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