



10 Brook Close, Holcombe

Offers Over £600,000

DART &
PARTNERS
Established 1971



10 Brook Close

Holcombe, Dawlish

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- SITUATED IN DESIRABLE VILLAGE OF HOLCOMBE
- RECEPTION HALL, GROUND FLOOR SHOWER ROOM, FAMILY BATHROOM
- OPEN PLAN DINING/FAMILY ROOM, KITCHEN, SITTING ROOM
- DRIVEWAY PARKING AND DOUBLE GARAGE
- WRAP AROUND GARDENS, UTILITY/GARDEN ROOM
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING AND OPEN FIRE
- QUIET AND PRIVATE LOCATION WITH RURAL VIEWS
- CHAIN FREE
- Offers over - £600,000 - £625,000



Dart & Partners are delighted to bring to the market this CHAIN FREE four/five bedroom detached family home with a double garage, parking and gardens. Situated in a quiet location enjoying rural views and seasonal sea glimpses, in the popular village of Holcombe. The accommodation briefly comprises; reception hall, ground floor shower room, open plan dining/family room, sitting room, study/bedroom five, utility/garden room, four further bedrooms, family bathroom, uPVC double glazing, gas central heating and open fire, driveway parking, gardens, double garage. *** £600,000 – £625,000***

uPVC obscure side window into...

SPACIOUS RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power points, useful under stairs storage cupboard, telephone socket.

Door to...

GROUND FLOOR SHOWER ROOM

With two obscure uPVC double glazed windows to front. Modern white suite comprising low level WC, inset wash hand basin into vanity unit, large walk in shower with sliding glazed door and tiled splash back, chrome ladder heated towel rail, ceiling spotlights, extractor fan, shaver socket, wall mounted electric heater, consumer unit, electric meter.

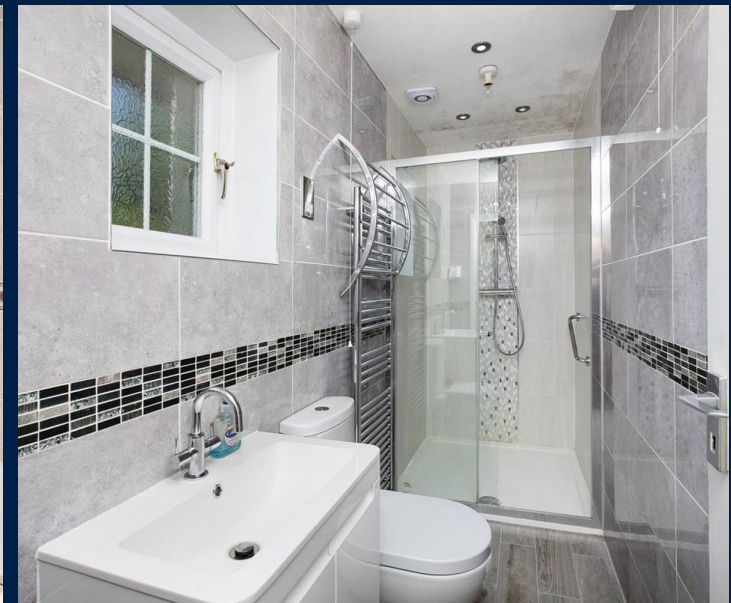
Sliding door into...

SPACIOUS OPEN PLAN DINING/BREAKFAST ROOM

uPVC double glazed windows to rear. Two radiators, power points, space for large dining table and chairs, range of matching recently installed shaker style wall and base units with granite work surface over, space and plumbing for American style fridge freezer and double wine cooler. The units extend through into the...

MAIN KITCHEN

Matching range of wall and base units, inset one and a half bowl stainless steel sink drainer, space and plumbing for gas range cooker with extractor canopy above. Integrated dishwasher. Dual aspect with uPVC double glazed windows to front and side aspects. Tiled splash





Door to...
REAR LOBBY

With obscure uPVC double glazed door giving access out to the rear.

BEDROOM FIVE/STUDY

Dual aspect with uPVC double glazed windows to front and side aspects. Radiator, power points.

LIVING ROOM

Dual aspect with uPVC double glazed windows to side and rear. Double doors opening out to the rear garden. Open fireplace with slate hearth. Satellite TV pint, three radiators.

Stairs rising to the FIRST FLOOR.

With uPVC double glazed window to front on the HALF LANDING.

FIRST FLOOR LANDING

With power point and uPVC double glazed window to front, loft access hatch. Double door open to an airing cupboard with radiator and timber slatted shelving.

BEDROOM ONE

uPVC double glazed window to side aspect enjoying a lovely outlook over the rolling countryside. Radiator, power points, two built in wardrobes.

BEDROOM TWO

uPVC double glazed window to rear. Radiator, power points, recessed wardrobe with timber shelving and hanging rail.

FAMILY BATHROOM

With obscure uPVC double glazed window to side. White suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment over, folding glazed shower screen, tiled splash backs, radiator, vanity mirror.



BEDROOM THREE

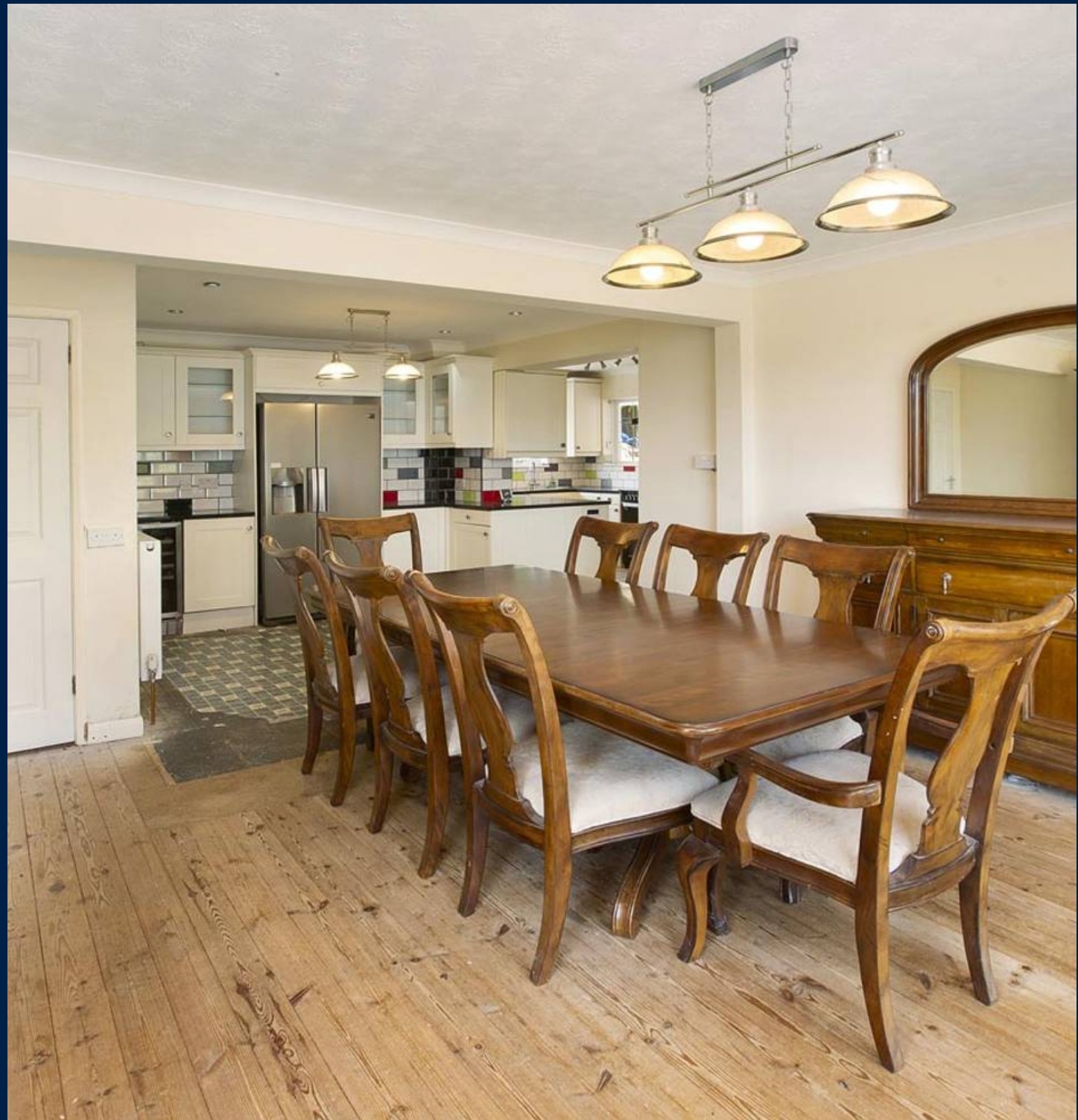
uPVC double glazed window to rear. Radiator, power points, wash hand basin, built in wardrobe with timber shelf and hanging rail.

BEDROOM FOUR

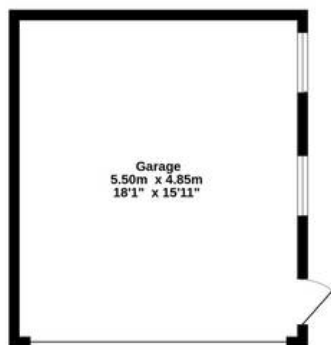
uPVC double glazed window to side aspect enjoying a similar outlook to that of bedroom one. Radiator, power points, built in wardrobes with timber shelving and hanging rail.

OUTSIDE

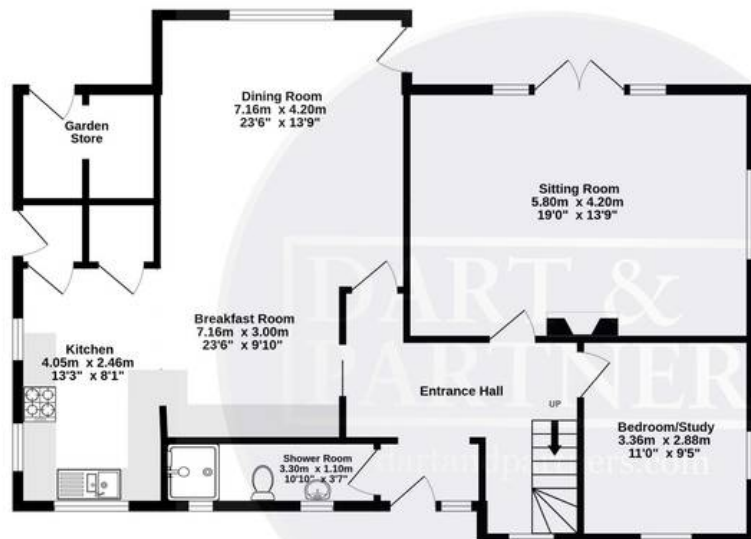
To the front of the property is a gently sloping driveway providing plenty of PARKING. DETACHED DOUBLE GARAGE with plenty of power points and lighting, courtesy side door. To the rear a door opens into a UTILITY/WASHROOM with space and plumbing for washing machine and tumble dryer, also housing a wall mounted gas boiler supplying domestic hot water and gas central heating. The garden wraps around the property extending from the side to the rear and whilst being currently overgrown, could be a gardener's' paradise enjoying a sunny aspect.



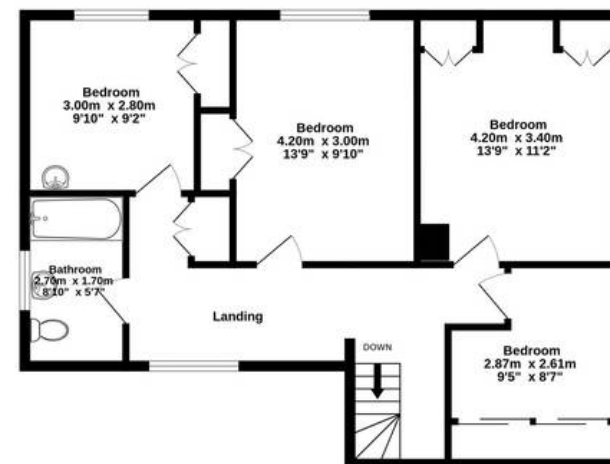
Garage
26.7 sq.m. (287 sq.ft.) approx.



Ground Floor
93.7 sq.m. (1008 sq.ft.) approx.



1st Floor
66.2 sq.m. (713 sq.ft.) approx.



TOTAL FLOOR AREA : 186.5 sq.m. (2008 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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