

# The Orchard, **Holcombe**, EX7 0JD



Situated approximately 500 yards from the beach in a quiet cul de sac this spacious detached house enjoys some lovely views of the nearby countryside which surrounds this well regarded village. It offers well presented, versatile accommodation which can be arranged to suit a variety of requirements and is particularly great for active families or entertaining. The low maintenance garden captures the sun, perfect for relaxing and enjoying the view. Plenty of parking and a garage. Tenure: Freehold Council Tax Band: E EPC C

£475,000

01626 862379

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**FRASER & WHEELER**

Offering well presented accommodation this spacious detached house benefits from a great location in a well regarded cul de sac with easy access to a nearby beach from where a stroll along the sea wall to Teignmouth beach and town centre and can be enjoyed. The picturesque village borders beautiful Devon countryside which is fabulous for long, quiet walks and there is an active community, principally based around the village hall from where numerous clubs are run to serve all age groups. In addition the village boasts a church, two popular pubs and even a community orchard. Situated approximately half way between the sea side towns of Dawlish and Teignmouth there are a range of amenities within easy reach including, bus and rail services, shops and supermarkets, numerous pubs and restaurants, private and public schools, theatres and a cinema.

The property offers well presented accommodation which is fitted with gas central heating with radiators to all principal rooms and uPVC double glazed windows and doors. On the ground floor the living space is semi open plan with a large sitting room leading to the dining area which in turn continues through to the large 'L' shaped kitchen. An additional ground floor room could be used as a double bedroom although the current owners have it arranged as a dining room which is ideal for large family gatherings. On the first floor are three double bedrooms, an internal room which is used as a study area, en suite shower and family bathroom. The garden offers a great combination of privacy, sunshine and views with little maintenance required. There is plenty of parking and a single garage.

### **Accommodation**

Front door to;

### **Entrance Porch**

Door to;

### **Reception Hall**

Stairs to the first floor and doors to;

### **Cloakroom/Utility**

Finished with tiled walls and fitted with a white suite comprising WC and vanity wash hand basin. Plumbing for washing machine and space for tumble dryer, opaque window.

### **Sitting Room**

**6.69m x 3.63m (21'11" x 11'11")**

Large picture window to the front aspect offering the lovely country views, feature fireplace with log burner, arch to;

### **Kitchen/Breakfast Room**

**7.56m x 5.00m (24'10" x 16'5") maximum**

Fitted with a comprehensive range of cupboard and drawer base and wall units with marble effect work surfaces, space for range cooker and large fridge freezer, pantry cupboard, window overlooking the rear garden and door to side. Breakfast Area With a double aspect also enjoying a lovely outlook and having patio doors to the rear garden.





**Dining Room / Bedroom 4**  
**5.12m x 2.51m (16'10" x 8'3")**

A spacious room with window to the front aspect.

**First Floor Landing**

Window to the side aspect, built in deep linen cupboard, access to loft space, doors to;

**Bedroom 1**  
**3.63m x 3.42m (11'11" x 11'3")**

Patio doors with a pleasant outlook to the rear aspect including a glimpse of the sea through the trees. Door to;

**En Suite**

Fitted with a tiled shower cubicle with remote controlled shower, wash hadn't basin, heated towel rail, tiled flooring, extractor fan, opaque window.

**Bedroom 2**  
**4.17m x 4.15m (13'8" x 13'7") maximum**

A large "L" shaped room with two windows having a lovely outlook to the front aspect towards the countryside.

**Bedroom 3**  
**3.63m x 2.60m (11'11" x 8'6")**

Another double room also enjoying the lovely view of the countryside.

**Study**  
**2.81m x 2.52m (9'3" x 8'3")**

An internal room without windows although it may be possible for one to be added, subject to the necessary consents, which would make this room a single bedroom.

**Bathroom**

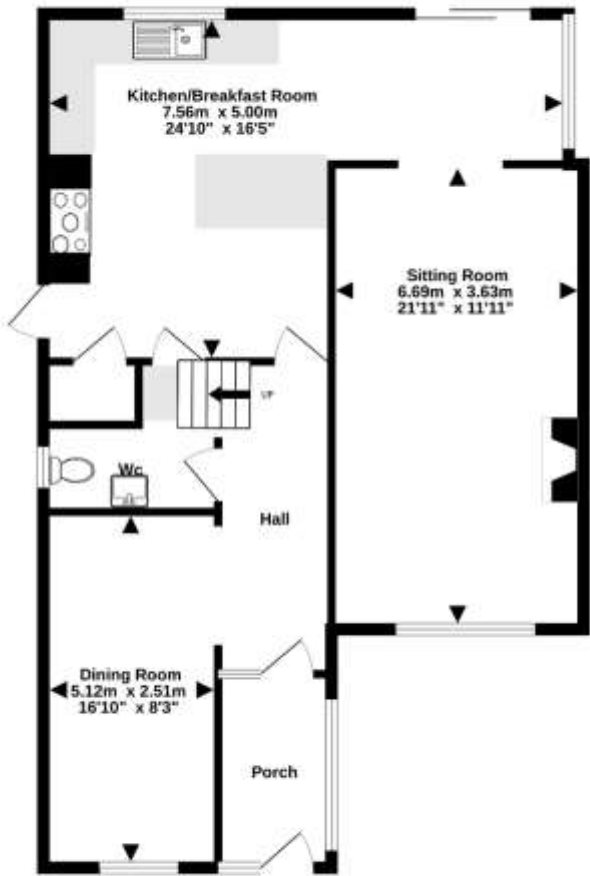
Fitted with a white suite comprising tiled panelled bath with tiled surround and shower attachment, shower cubicle, pedestal wash hand basin and WC. Opaque window.

**Outside**

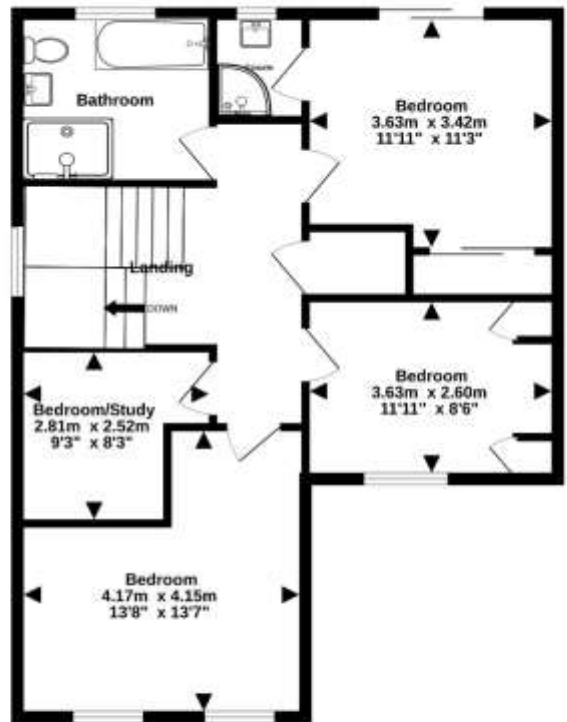
To the front of the property is a hardstanding parking area with ample space for three vehicles. There is an area of lawn to one side with flower borders. To the rear of the property is an area of secluded lawn and patio with steps down to a further patio area and extensive decking with pergola, creating an ideal space for relaxing or entertaining in the sunshine enjoying the views. Tot the side of the property is a single garage with up and over door.



**Ground Floor**  
81.4 sq.m. (877 sq.ft.) approx.



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



**TOTAL FLOOR AREA: 147.7 sq.m. (1599 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 on 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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19 Queens Street, Dawlish, Devon, EX7 9HB  
Telephone: 01 626 862379  
Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)



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