



**34 St. Georges Lane, Holcombe**

Fixed Price **£595,000**





## 34 St. Georges Lane

Holcombe, Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- AN IMMACULATLY PRESENTED DETACHED FAMILY HOME SITUATED IN THE HEART OF HOLCOMBE.
- BUILT BY CAVANNA HOMES IN 2021 AND FINISHED TO A HIGH SPECIFICATION WITH QUALITY FIXTURES AND FITTINGS THROUGHOUT, ALONG WITH VARIOUS UPGRADES
- FROM THE REAR ELEVATIONS ARE STUNNING SEA AND COSTAL VIEWS
- DUAL ASPECT LOUNGE WITH ACCESS TO THE ENCLOSED REAR GARDENS
- EXTENSIVE FITTED KITCHEN AND APPLIANCES
- UTILITY ROOM/CLOAKROOM
- FOUR BEDROOMS
- FAMILY BATHROOM AND AN EN-SUITE TO THE MASTER
- PRIVATE DRIVEWAY (COULD BE GATED TO PROVIDE COMPLETE ENCLOSURE) THE DRIVEWAY PROVIDES EXTENSIVE OFFROAD PARKING
- GARAGE



An immaculately presented detached family home situated in the heart of Holcombe. Built by Cavanna Homes in 2021 and finished to a high specification with quality fixtures and fittings throughout, along with various upgrades. From the rear elevations are stunning sea and coastal views, situated at the end of a private driveway occupying a premier plot within the development. Set back from St Georges Lane, the accommodation briefly comprises...

Dual aspect lounge with access to the enclosed rear gardens, a kitchen/dining room with extensive fitted kitchen and appliances, utility room, cloakroom. To the first floor there are four bedrooms, family bathroom and an en-suite to the master bedroom completes the accommodation. Outside is a private driveway (could be gated to provide complete enclosure) the driveway provides extensive offroad parking and leads to a garage, the rear gardens are generous and fully enclosed. Located in Holcombe, the property is nestled between the coastal towns of Teignmouth and Dawlish on the South Devon coastline. Within the village of Holcombe there is a church, public house and the nearby Holcombe beach, with access from smugglers lane and leading to the sea wall with level access to Teignmouth.

Canopied entrance, courtesy lighting, through a composite entrance door with inset obscure double glazed panel into...

#### ENTRANCE HALLWAY

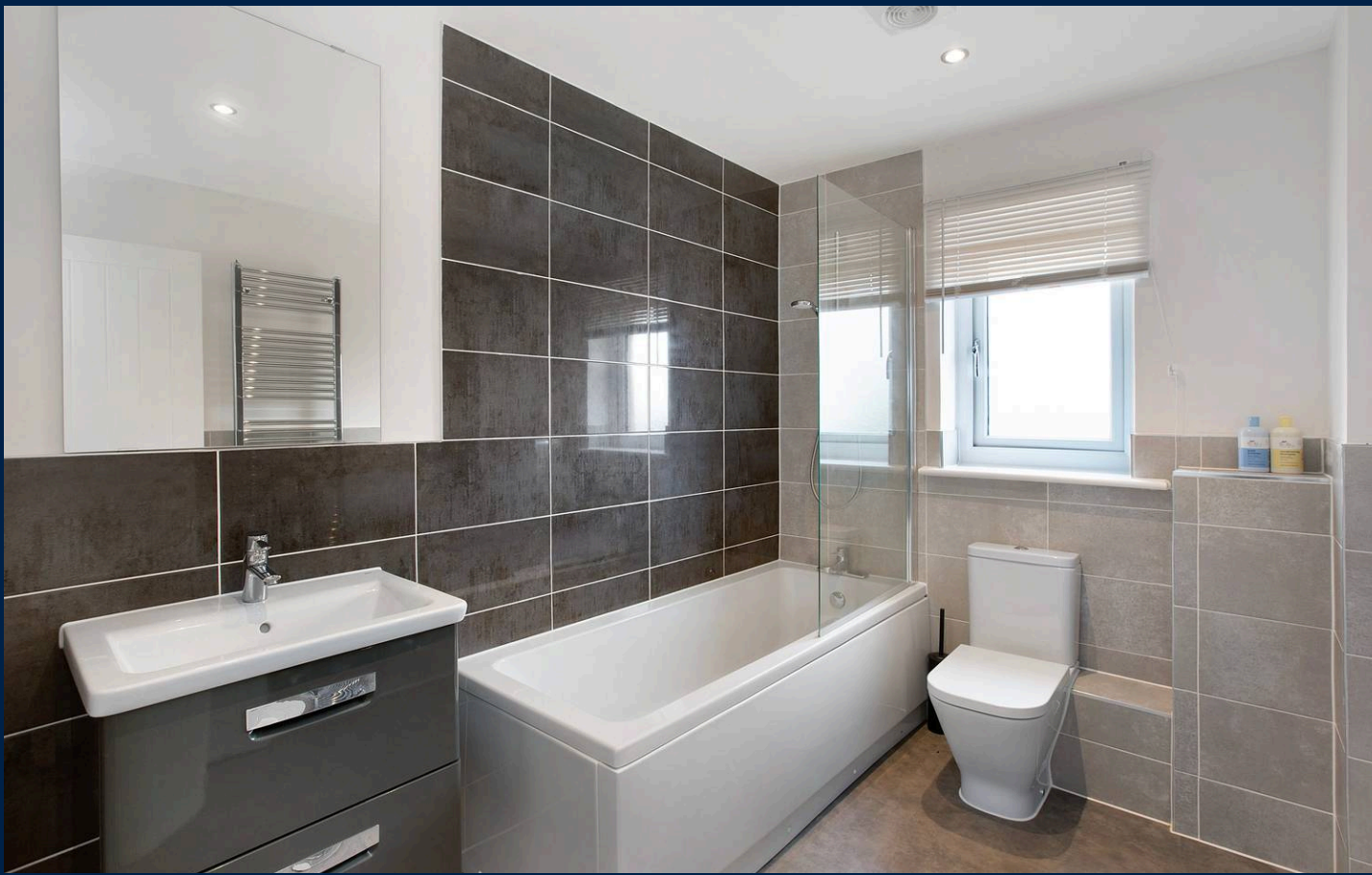
uPVC double glazed window overlooking the front aspect and driveway, radiator, stairs rising to first floor, door to...

#### CLOAKROOM

Low level WC, wall hung wash hand basin with cupboard under and tiled splash back, radiator, mirror fronted medicine cabinet, uPVC obscure double-glazed window.

#### ENTRANCE HALLWAY





Door to...  
LOUNGE

Delightful and dual aspect reception space with a uPVC double glazed window overlooking the front gardens and approach, uPVC double glazed French patio doors, with outlook and giving access to the enclosed rear gardens, two radiators.

ENTRANCE HALLWAY

Glazed door to...

KITCHEN/DINING ROOM

DINING AREA

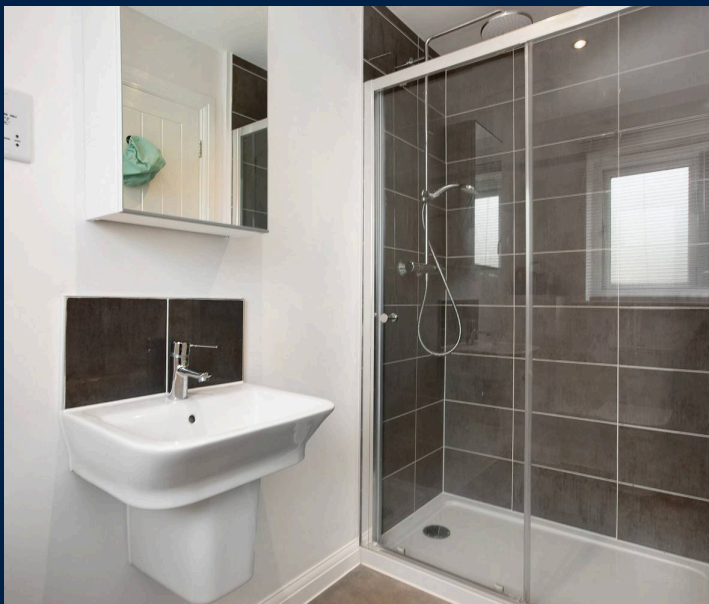
uPVC double glazed window overlooking the front gardens and private driveway, radiator, open through to the...

KITCHEN

Modern fitted kitchen with comprehensive cupboard and drawer base units under attractive and extensive counter tops with corresponding splash backs, integrated appliances including a freezer, fridge, electric double oven, dishwasher, 1½ bowl stainless steel drainer sink unit with mixer tap over and 4 ring gas hob, glazed splash back and chimney style extractor above, corresponding eye level units, recessed spotlighting, uPVC double glazed window with delightful views into the rear gardens and extending out to sea and along the Jurassic coastline, door to store cupboard. Door to...

UTILITY ROOM

Base unit with counter top, matching splash backs, single drainer stainless steel sink unit, space and plumbing for automatic washing machine, space for tumble drier, eye level unit housing an Ideal gas combination boiler providing the domestic hot water supply and gas central heating to throughout the property,





fitted extractor, radiator, composite door with obscured double glazed window giving access onto the rear gardens.

ENTRANCE HALLWAY

Stairs rising to...

FIRST FLOOR LANDING

Hatch and access to loft space, radiator, uPVC double glazed window overlooking the rear gardens with far reaching sea and coastal views.

Door to...

USEFUL STORAGE CUPBOARD

Door to...

BEDROOM

uPVC double glazed window to front aspect, radiator, door to...

EN-SUITE SHOWER ROOM

Tiled shower enclosure with sliding glazed door and screen, fitted rain shower with additional handheld attachment, wall hung wash hand basin with tiled splash back, low level WC, ladder style towel rail/radiator, uPVC double glazed obscure window, fitted extractor and recessed spot lighting.

BEDROOM

uPVC double glazed window overlooking the front aspect, radiator.

BEDROOM

uPVC double glazed window to rear aspect, with superb sea and costal views, radiator.



## BEDROOM

uPVC double glazed window with outlook to the rear gardens, out to sea and along the Jurassic coastline, radiator.

Door to...

## FAMILY BATHROOM

Modern contemporary suite with panelled bath, mixer tap and fitted Mira shower, wash hand basin set on to high gloss floating vanity unit, low level WC, ladder style towel rail/radiator, part tiled walls, shaver socket, fitted mirror, recessed spotlights, fitted extractor, uPVC obscure double-glazed window.

## OUTSIDE

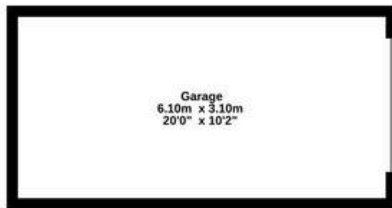
Outside the property is approached over an attractive brick paved driveway, providing extensive off-road parking and leading to a garage, bordering the driveway is a wrought iron fence and well stocked flower beds, the front gardens are gently sloping lawns with Torbay palms, well stocked with a variety of shrubs, trees and evergreens. There's a paved pathway leading to the main entrance and extending to the side of the property where there is gated access to the rear, external power supply. To the rear, which is accessed via the lounge and utility, there's a fully enclosed, formal, lawn and paved patio/seating area, the gardens benefit from the passage of the sun throughout the day, there's a gravelled side garden and a continuation of the paved pathway leading to the driveway, external power and water supply.

## GARAGE

Metal up and over door, pitched roof with overhead storage, power and lighting.



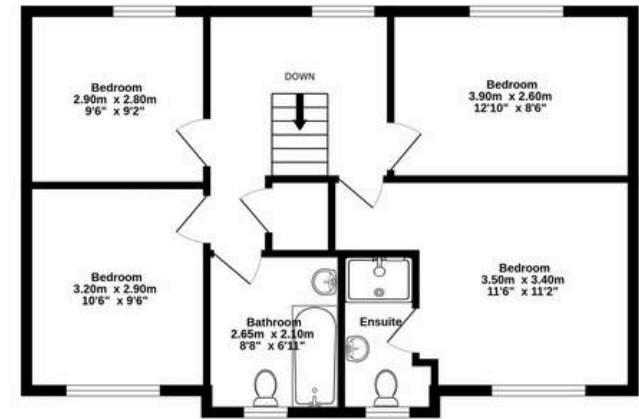
Garage  
18.9 sq.m. (203 sq.ft.) approx.



Ground Floor  
60.8 sq.m. (654 sq.ft.) approx.



1st Floor  
60.8 sq.m. (654 sq.ft.) approx.



**TOTAL FLOOR AREA : 140.4 sq.m. (1512 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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