



## 8 The Orchard, Holcombe

£515,000 Freehold

Extended Four Bedroom Detached House • Desirable Village Location • Good Size Lounge • Kitchen/Breakfast Room • Upstairs Currently arranged as Three Bedrooms & Office/Study • Separate Dining Room/Alternative Bedroom Four • Family Bathroom • Downstairs WC/Utility & Master Bedroom En-Suite • Countryside Views • Front, Side and Rear Gardens • Ample Driveway and Garage • EPC - C

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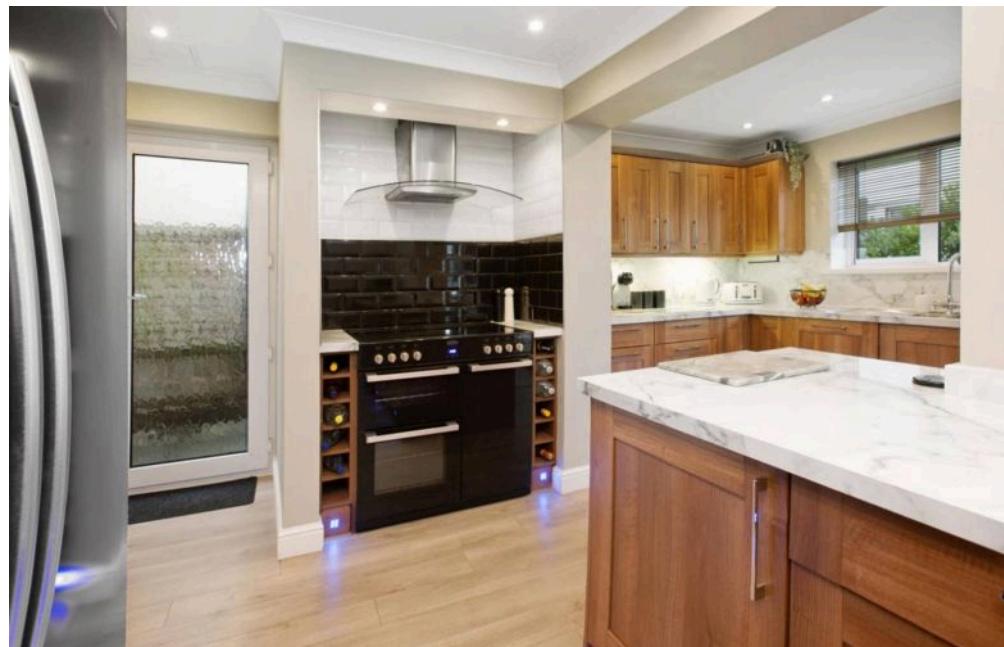


Stepping through the stylish composite front door in to the good sized entrance porch you then enter the hallway where stairs rise to the first floor and there is an opening to the dining room (which could be used as a bedroom) and doors to the living room, downstairs WC/utility room and kitchen/breakfast room. The spacious dining room has a window overlooking the front of the property. The downstairs WC/utility comprises a low level WC, vanity wash hand basin and plumbing and space for a washing machine and tumble dryer. The living room enjoys a large window to the front affording superb countryside views and has a feature fireplace with a log burner. The kitchen/breakfast room is fitted with a range of wall and base mounted units, a range cooker, dishwasher and space for a large fridge freezer. There is a pantry cupboard, window overlooking the rear garden and a door to the side. The breakfast area enjoys a lovely outlook with patio doors leading out to the garden. An arch from the breakfast room opens through to the living room.

Ascending the stairs to the first floor landing there is a window to the side aspect, a good sized linen cupboard, access to the loft (boarded with ladder and light) and doors leading to the principal rooms. The main bedroom has patio doors with a pleasant outlook over the rear garden. The en-suite comprises a tiled shower cubicle with remote controlled shower, wash hand basin, heated towel rail, extractor fan and obscure glazed window. Two further double bedrooms overlook the front of the property with views over the surrounding countryside. The study is an internal room without a window but it may be possible to add one which would face the side of the property, subject to the necessary consents. The larger front double bedroom and the study were previously two front single bedrooms, both with windows to the front. A stud wall has been put up to make a double front room with two windows and the study with no window but this could be changed back. The family bathroom is fitted with a white suite comprising a panelled bath, shower cubicle, pedestal wash hand basin and WC. There is gas central heating and double glazing.

To the front of the property there is hardstanding with enough space for at least three cars plus a shed providing useful storage. There is an area of lawn to one side with pleasant borders.

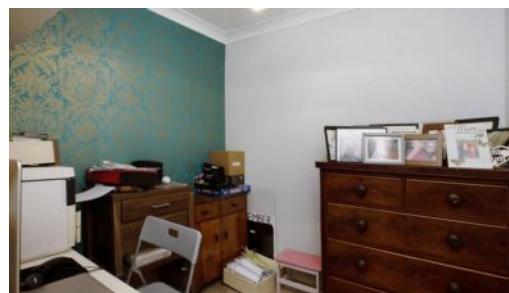
To the rear of the property is a lawned area and patio with steps down to a further patio area with decking and pergola.



Tenure - Freehold  
Services - Mains gas, electric and water.

Council Tax - Band E £3060.85 per annum

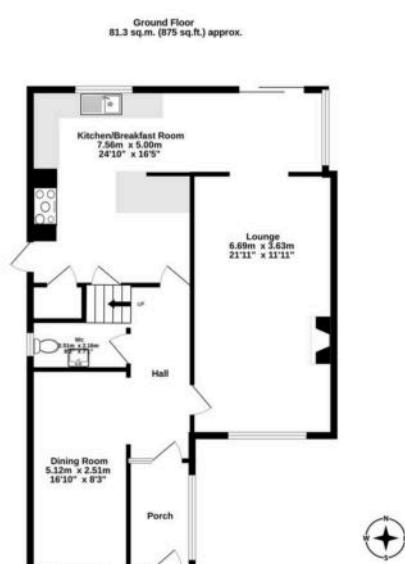
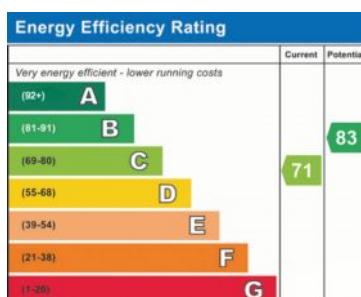
Broadband - Ultrafast 1000mbps (according to OFCOM)



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 is a pub and village hall in Holcombe and further countryside views and walks. 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 and the Den. 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.



**MEASURMENTS - Living Room**  
 6.69m x 3.63m (21'11" x 11'11"),  
**Kitchen/Breakfast Room** 7.56m x 5.00m (24'10" x 16'05"),  
**Dining Room/Bedroom** 5.12m x 2.51m (16'10" x 8'03"),  
**Bedroom** 3.63m x 3.42m (11'11" x 11'03"),  
**Bedroom** 4.17m 4.15m (13'08" x 13'07"),  
**Bedroom** 3.63m x 2.60m (11'11" x 8'06"),  
**Study** 2.81m 2.52m (9'03" x 8'03").



TOTAL FLOOR AREA : 147.6 sq.m. (1588 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the property and are for guidance only. They are not guaranteed to be accurate, complete, or up-to-date, and should not be relied upon as an accurate description of the property. The floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The floorplan is not to scale. The dimensions shown are approximate and have not been tested and no guarantee as to their accuracy or efficiency can be given.

