



Enjoying Stunning Sea And Rural Views, This Delightful Three Bedroom Detached Bungalow Offers Spacious And Versatile Accommodation, Beautiful Wrap-Around Gardens, A Garage And Off Road Parking, All Set Within A Highly Desirable Location.

31 Higher Holcombe Road | Teignmouth | TQ14 8RJ





PROPERTY TYPE

Detached Bungalow



SIZE

1,195 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

C



COUNCIL TAX BAND

D



in a nutshell...

- Stunning Sea And Rural Views
- Spacious And Versatile Accommodation
- Generous Living/Dining Room
- Well-Appointed Kitchen/Breakfast Room
- Wrap-Around Established Gardens
- Garage And Driveway Parking
- Highly Desirable Location
- Owned Outright Solar Panels
- *Open Cell Spray Foam In Loft - See Agents Notes*





the details...

Pleasant View is a delightful three-bedroom detached bungalow situated in a highly desirable location, enjoying stunning sea and rural views. The property offers spacious and versatile accommodation, together with wrap-around gardens, a garage and driveway parking.

Set behind a beautifully maintained front garden screened by mature hedging, the property enjoys a private and welcoming approach. The driveway provides off-road parking and leads to the garage.

The spacious entrance hallway provides access to all principal rooms and includes a useful storage room, formerly a cloakroom, which could potentially be reinstated as a WC.

The well-appointed kitchen/breakfast room features a range of base and wall-mounted units, integrated oven, grill and ceramic hob. Large picture windows make the most of the impressive outlook, while there is also space and plumbing for a washing machine and dishwasher.

The generous living/dining room provides ample space for both lounge and dining furniture, with a bay window framing the beautiful sea and countryside views.

There are three well-proportioned bedrooms offering excellent flexibility for family living, guests, a home office or hobbies. The family wet room has been designed with accessibility in mind, with plumbing remaining should a purchaser wish to create a traditional bathroom.

The wrap-around gardens are a particular feature, being beautifully maintained and stocked with mature shrubs, bushes and trees. There are several areas for al fresco dining and entertaining, along with space for vegetable growing and colourful planting. The largely level gardens offer excellent accessibility and include wheelchair access.

Further benefits include a garage, private driveway parking, gas central heating and owned solar panels.



Material Information (Subject to Legal Verification)

****The Property has Open Cell Spray Foam in the loft and may be subject to Cash Buyers Only or Specialist Lending. We advise interested parties that may be subject to mortgage to discuss further before arranging a viewing or offer.****

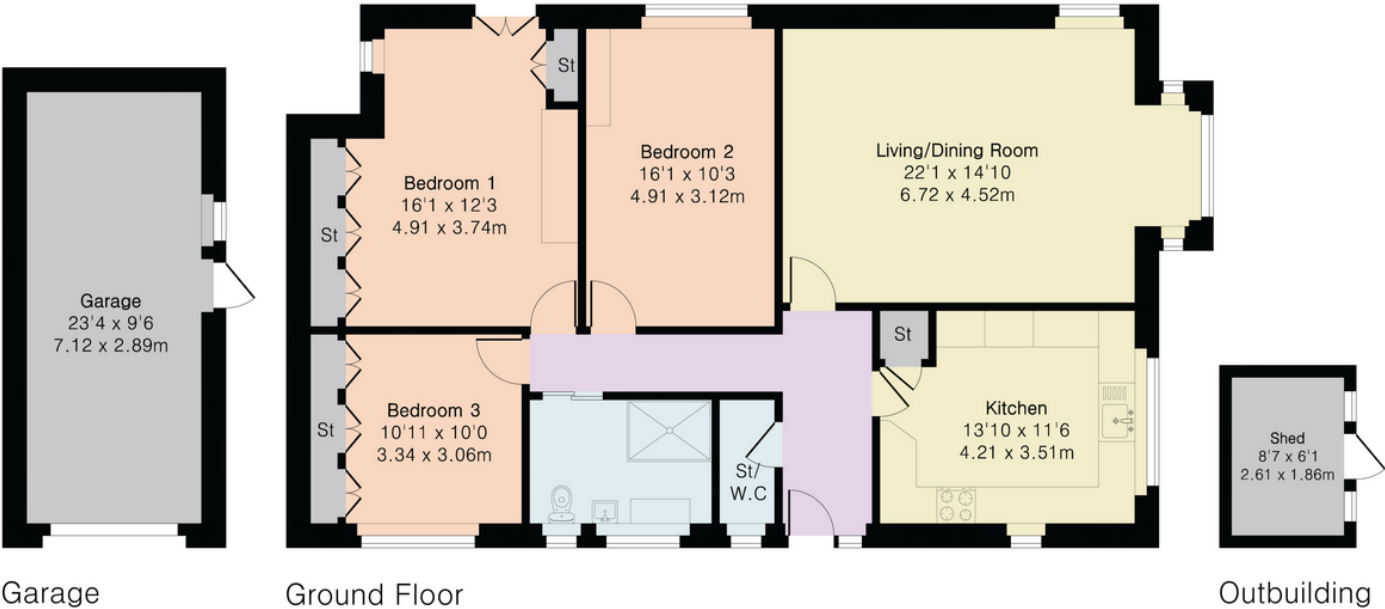
The property benefits from Photovoltaic Solar Panels, owned outright on a Feed in Tariff.



**Approximate Gross Internal Area 1192 sq ft - 111 sq m
(Excluding Garage & Outbuilding)**

Garage Area 221 sq ft – 21 sq m

Outbuilding Area 52 sq ft – 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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A fee is payable for the completion of these checks:

- Vendors: £25 + VAT per person
- Purchasers: £37.50 + VAT per person

The applicable fee is payable when the AML verification process is requested and covers the cost of carrying out the required identity and AML checks. Additional checks may be required where necessary to satisfy our legal and regulatory obligations.

Please note that payment of the AML verification fee does not guarantee that a transaction will proceed and does not form part of our estate agency commission.



the location...

Travel

Higher Woodway Road – Bus Stop – 0.13mi

Hazeldown Road – Bus Stop – 0.16mi

Teignmouth Rail Station – 0.94mi

Schools

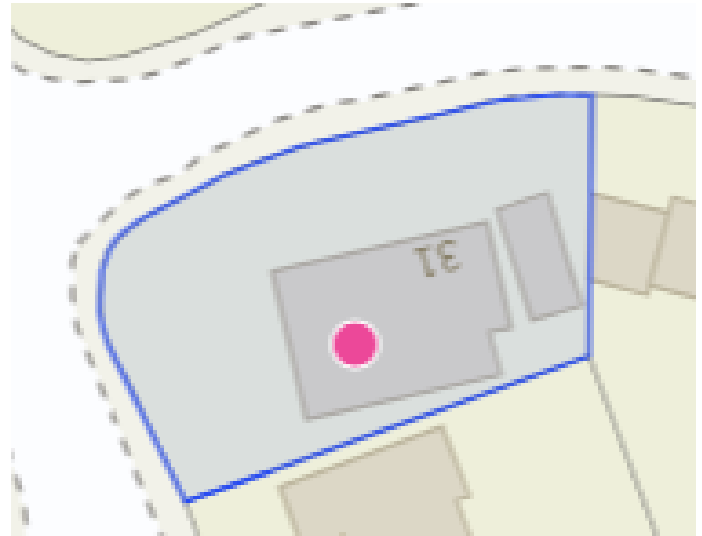
Hazeldown School – 0.33mi

Trinity School – 0.41mi

Teignmouth Community School – 0.78mi

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8RJ



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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