



Chain Free! Beautifully Presented Wheelchair Friendly, Two Bedroom Detached Park Home With Stunning Coastal Views, Situated Within A Private Gated Development For The Over 50s In The Heart Of Holcombe. Offered With No Onward Chain, This Exceptional Home Enjoys Panoramic Sea, Countryside And Coastal Views, Modern Accommodation Throughout, Generous Composite Sun Terraces And Off-Road Parking For Multiple Vehicles.

3 Bronzerock View | Holcombe | EX7 0JF





PROPERTY TYPE
Park Home



SIZE
753 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Off Road Parking, Secure
Gated Access



OUTSIDE SPACE
Communal Garden,
Balcony



EPC RATING
N/A



COUNCIL TAX BAND
A



in a nutshell...

- Private Gated Development For The Over 50s
- Detached Two Bedroom Park Home
- Stunning Sea, Coastal And Countryside Views
- Principal Bedroom With En-Suite Wet Room
- Spacious Lounge/Dining Room With Bay Window
- Modern Fitted Kitchen With Integrated Appliances
- Wheelchair Friendly With Ramped Access
- Composite Balcony With Glass Balustrading
- Block Paved Driveway With Parking For Multiple Vehicles





the details...

Situated within a highly sought-after private gated development for the over 50s in the desirable village of Holcombe, this beautifully presented detached two-bedroom park home is offered to the market with no onward chain. Occupying an enviable position with breathtaking sea, coastal and countryside views, the property has been finished to an exceptional standard throughout and offers stylish, low-maintenance living in a peaceful setting just moments from Dawlish town centre, local beaches and excellent amenities.

The accommodation begins with a welcoming entrance hallway providing access to both bedrooms, the family bathroom and the main living accommodation. The principal bedroom is a generous double room featuring fitted storage and the added luxury of a contemporary walk-in en-suite wet room, complete with a wall-mounted wash hand basin with vanity storage, low-level WC, tiled surrounds, spotlights, extractor fan and an obscure double glazed window to the side aspect. The second bedroom is another well-proportioned room benefitting from a range of fitted wardrobes with sliding doors, making it ideal as a guest bedroom or home office.

The stylish family shower room is finished to a high standard and comprises a pedestal wash hand basin with mixer tap, illuminated vanity storage, low-level WC and a walk-in shower with glazed sliding door and tiled surrounds. An obscure double glazed window provides natural light, whilst recessed spotlights complete the contemporary finish.

At the heart of the home is the impressive dual-aspect lounge and dining room, flooded with natural light from windows to the front and side. A striking bay window frames the spectacular coastal, countryside and sea views, while doors open directly onto the elevated composite sun terrace with glass balustrading, creating the perfect space for relaxing or entertaining whilst enjoying the stunning outlook.

The modern fitted kitchen offers an excellent range of matching wall and base units with complementary work surfaces, metro tiled splashbacks, a sink and a half with mixer tap, induction hob with glass splashback and extractor hood above, high-level integrated oven, integrated dishwasher and fridge freezer, together with recessed spotlights. The kitchen also provides access to a practical utility area featuring further matching units, offering excellent pantry and storage space before leading back into the main living accommodation. The attention to detail throughout the property is immediately apparent, with tasteful décor, brushed chrome sockets and switches, double glazing and central heating creating a home that is ready to move straight into.

Externally, the property continues to impress with a block-paved driveway providing off-road parking for multiple vehicles. Steps lead to the main entrance, while a wheelchair-friendly wraparound access leads to the side of the home and onto the composite decking, which extends around to the impressive sun terrace, perfectly positioned to take full advantage of the magnificent panoramic views.

Combining an outstanding location, exceptional presentation and uninterrupted coastal scenery, this wonderful home represents a rare opportunity within one of Holcombe's most desirable park developments. Viewing is highly recommended to fully appreciate both the quality of the accommodation and the spectacular setting on offer.



what the owner loves most...

Wheelchair and disabled access throughout and the wrap around composite balcony with panoramic sea and country views



the floorplan...

Approximate Gross Internal Area 750 sq ft - 70 sq m



Ground Floor



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.





bear in mind...

Material Information - SUBJECT TO LEGAL VERIFICATION

There is an Annual Service Charge currently set at £2,938.86.

The Development comes with an Over 50's Restriction.

Residential, with pets permitted. No Holiday Lets.



the location...

Travel

Holcombe Lane

0.07 mi • Bus stop or station

Smugglers Inn, Teignmouth Road

0.32 mi • Bus stop or station

Dawlish Rail Station

1.24 mi • Train station

Teignmouth Rail Station

1.38 mi • Train station

Exeter International Airport

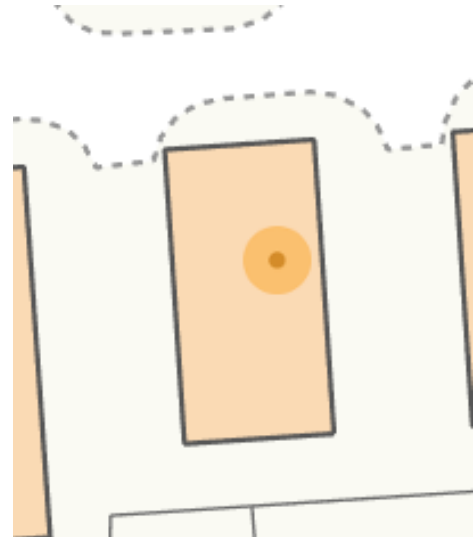
12 mi • Airport

M5

8.15 mi • Motorway

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 0JF**



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