



- DTACHED BUNGALOW
- LOUNGE/DINING ROOM
- RECENTLY INSTALLED KITCHEN, UTILITY
- TWO BEDROOMS
- BATHROOM
- uPVC D/G, GAS C/H
- SEA, COASTAL AND RURAL VIEWS
- GARAGE AND PARKING

Higher Holcombe Road, Teignmouth, TQ14 8RJ

Guide Price £370,000

A detached south facing bungalow enjoying sea, coastal and rural views, situated in a highly sought after residential location with accommodation briefly comprising lounge/dining room enjoying sea, coastal and rural views, Victorian style conservatory with inset blinds, modern, recently installed kitchen, two double bedrooms, bathroom, utility room, garage, attractive brick pavia driveway, front and rear gardens.



Property Description

uPVC obscure double glazed entrance door with leaded lattice-work into....

ENTRANCE PORCH

Of uPVC construction with obscure double glazed windows, mosaic tiled flooring, courtesy lighting, uPVC obscure double glazed door into....

ENTRANCE HALLWAY

Parla oak rustic hardwood flooring, radiator, dado rail, hatch and access to loft space, door to cloaks cupboard with hanging rail and high level storage over. Doors to....

LOUNGE/DINING ROOM

Dual aspect with two uPVC double glazed windows to the side aspect, uPVC double glazed window and door with outlook and access through and into a conservatory. From the lounge there are views out to sea, taking in the River Teign estuary, Shaldon, the Ness, Ringmore, open farmland beyond and along the Babbacombe coastline, feature fireplace with inset coal effect gas fire, two radiators. From the lounge, uPVC double glazed door through to....

VICTORIAN STYLE CONSERVATORY

Inset blinds, radiator, quarry tiled flooring, door with access to rear garden, enjoying the aforementioned sea, coastal and rural views.

From entrance hallway, door to....

KITCHEN/DINING ROOM

A modern fitted, well appointed kitchen with a comprehensive range of cupboard and drawer base units under quartz worktop, sunken Franke sink unit with mixer tap and Franke mixer tap with boiling water on demand, integrated Bosch dishwasher, corner carousel unit, five ring gas hob, larder style unit with high level storage above, AEG brushed chrome oven, additional combination oven/microwave, sliding drawer unit, corresponding eye level units, extractor hood, breakfast bar, wall hung Worcester gas combination boiler providing the





central heating and domestic hot water supply throughout the property, integrated Hoover tumble dryer, tiled flooring, inset spotlighting, radiator, wine rack. uPVC double glazed window enjoying the aforementioned south facing sea, coastal and rural views. Door to....

UTILITY ROOM

Space for American style fridge freezer, plumbing for washing machine, radiator, countertop, obscure uPVC double glazed window, uPVC double glazed door with access to the garden, door through to....

CLOAKROOM

Low level WC, wall hung corner wash hand basin with tiled splashback, radiator, uPVC obscure double glazed window, fitted extractor.

From entrance hallway, door to....



BEDROOM 1

Dual aspect with uPVC double glazed window to side and front aspect, radiator, range of fitted bedroom furniture including wardrobes, chest of drawers, further cupboard and bedside cabinets, dado rail, radiator.

BEDROOM 2

Currently used as a dining room. uPVC double glazed window overlooking the front aspect and approach, radiator, recessed storage with high level cupboard over.



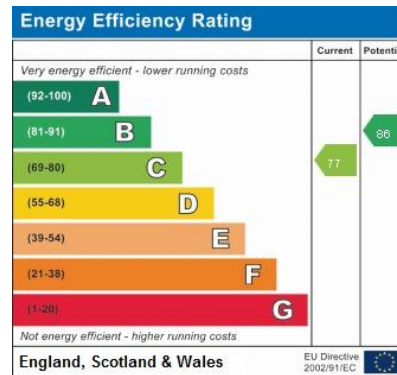
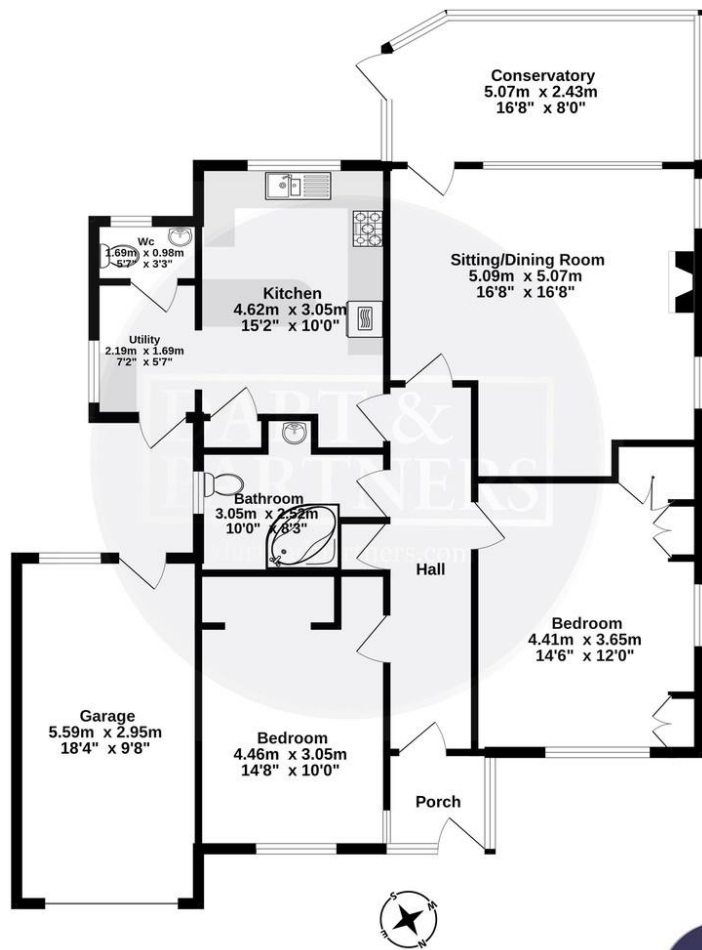
BATHROOM

A Whirlpool bath with curved glazed shower screen, fitted Mira shower, low level WC, recess housing wash hand basin set into counter-top with cupboards below, fitted ottoman, uPVC obscure double glazed window, wall hung electric heater, ladder style towel rail/radiator, part tiled walls, Karndean flooring, shaver socket.

OUTSIDE

The bungalow is approached over an attractive brick pavia driveway providing off road parking and leading to the detached garage. The front gardens consist of a formal lawn

Ground Floor
117.9 sq.m. (1269 sq.ft.) approx.



with well stocked flower bed borders, gated access at both sides of the property which lead to the rear garden. The rear garden, also access via the conservatory and the utility room. Pathway leading to the rear gardens, hatch to external under-house garden store, attractive wooden pagoda leading to the gardens which are predominantly laid to lawn. Timber greenhouse, garden shed, paved patio/seating area with further timber shed. The rear gardens are well stocked with a variety of shrubs, trees and evergreens. Steps up to a sun terrace enjoying delightful south facing views out to sea, along the Babbacombe coastline taking in the Ness, Shaldon, Ringmore and countryside beyond.

GARAGE

Metal up and over door, external water supply, power and lighting, uPVC obscure double glazed window and courtesy door to the rear.

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D

TOTAL FLOOR AREA : 117.9 sq.m. (1269 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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