



- DETACHED FAMILY HOME IN HIGHLY REGARDED RESIDENTIAL LOCATION
- ENTRANCE HALLWAYSITTING ROOM/LOUNGE, CONSERVATORY
- DINING ROOM/STUDY/PLAYROOM/GROUND FLOOR BEDROOM
- KITCHEN BREAKFAST ROOM, REAR HALLWAY, G/F CLOAKROOM
- THREE BEDROOMS WITH EN-SUITE TO BEDROOM ONE
- FAMILY SHOWER ROOM
- SUPERB COASTAL VIEWS
- EXTENSIVE PARKING, GARAGE
- GARDENS TO FRONT, SIDE AND REAR

Higher Holcombe Road, Teignmouth, TQ14 8RJ Guide £550,000

A detached family home in a highly regarded residential location with commanding sea, coastal and rural views. Offered for sale with vacant possession and for the first time in 40+ years. Situated on a generous plot with extensive off road parking and large rear garden. the accommodation briefly comprises; sitting room/lounge, conservatory, dining room/study/playroom or ground floor bedroom, kitchen breakfast room, rear hallway, ground floor cloakroom, three bedrooms with en-suite to bedroom one, family shower room, parking, garage and gardens to the front, side and rear.



Property Description

Canopied entrance with courtesy lighting to a double glazed composite door with corresponding side screen through to...

ENTRANCE HALLWAY

uPVC double glazed window overlooking the front aspect with delightful views across Teignmouth to Shaldon, Ringmore and open farmland beyond taking in the Ness and along the Babbacombe coastline. Radiator. Hatch to an under stairs store cupboard, stairs rising to the first floor, feature archway. Doors to...

SITTING ROOM/LOUNGE

uPVC double glazed window enjoying views across the front gardens and taking in the aforementioned rural and coastal views. Radiator, dado rail, feature fireplace with stone surround, wooden mantle over, Wood Warm multi-fuel burner, Aluminium double glazed bi-fold doors open through to...

CONSERVATORY

A large Victorian style conservatory of brick and uPVC construction, radiator, French patio doors giving access to and windows overlooking the rear gardens.

DINING ROOM/OFFICE/PLAYROOM/BEDROOM FOUR

uPVC double glazed window overlooking the front aspect with views into the river Teign estuary, Shaldon and countryside beyond. radiator, dado rail.

KITCHEN/BREAKFAST ROOM

Range of cupboard and drawer base units under laminate rolled edge work surfaces, one and a half bowl Franke stainless steel drainer sink unit with mixer tap over, tiled splash backs, under counter appliance spaces, space for cooker, chimney style extractor hood, plumbing for dishwasher, plumbing for washing machine, corresponding eye level units, recessed spotlighting, space for table and chairs, radiator, two uPVC double glazed windows overlooking the rear gardens. Doorway through to...





REAR HALLWAY

With uPVC obscure double glazed window giving access to the side garden. Door to...

CLOAKROOM

Low level WC, wall hung wash hand basin, uPVC obscure double glazed window, wall hung Ideal gas boiler providing the domestic hot water supply and gas central heating throughout the property.

Stairs rising to...

FIRST FLOOR LANDING

uPVC double glazed window overlooking the rear aspect. Door to cupboard housing factory lagged hot water cylinder. Sliding doors to built in wardrobe with hanging rail and fitted shelving. Doors to...



BEDROOM ONE

uPVC double glazed window with panoramic views across Teignmouth and out to sea taking in the Babbacombe coastline and Orestone, the Ness, river Teign estuary, Teignmouth's back beach, Shaldon and heading inland towards Dartmoor. radiator, range of built in wardrobes with high level storage over. Door through to en-suite.

EN-SUITE BATHROOM

P-shaped shower bath with glazed curved shower screen, fitted Mira shower, wash hand basin set into vanity unit, fitted mirror, display shelving, pelmet with spotlighting, corresponding medicine cabinet, low level WC with concealed plumbing, recessed spotlighting, radiator/towel rail, uPVC double glazed window overlooking rear gardens.

BEDROOM TWO

uPVC double glazed window overlooking rear gardens, radiator, fitted wardrobe.

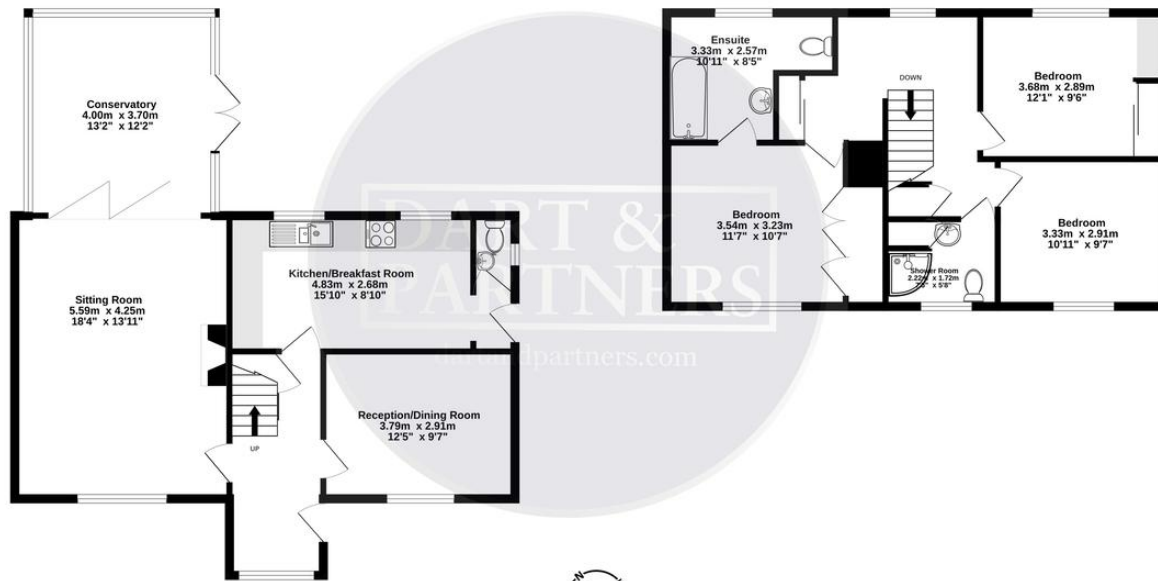
BEDROOM THREE

uPVC double glazed window enjoying similar views to bedroom one, radiator.



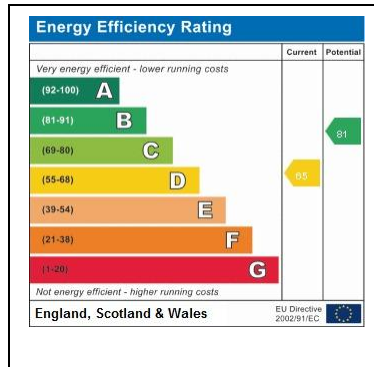
Ground Floor
72.3 sq.m. (779 sq.ft.) approx.

1st Floor
56.8 sq.m. (611 sq.ft.) approx.



TOTAL FLOOR AREA : 129.1 sq.m. (1390 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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FAMILY SHOWER ROOM

uPVC obscure double glazed window, part tiled walls, shower cubicle with glazed sliding door and screen, fitted shower, WC, wash hand basin set into high gloss cupboard, shaver socket, ladder style towel rail/radiator, door to deep linen cupboard.

OUTSIDE

The property is approached over a concrete driveway providing **OFF ROAD PARKING** and leading to a **DETACHED GARAGE**. Additional gravelled parking area with natural hedge borders providing extensive parking facilities, ideal for caravan, boat, motorhome etc. From the driveway a pathway leads to a short flight of steps to the main entrance. The front gardens are laid to lawn with hedgerow border. There is gated access to the rear and side gardens. To the side the garden has a paved patio/hardstanding. Timber garden shed alongside the garage. External water supply. The rear gardens are predominantly laid to lawn with well established mature hedgerow borders providing a high degree of privacy. To the head of the garden there is a paved terrace/seating area which enjoys the passage of the sun throughout the day, with far reaching sea and coastal views.

GARAGE

With metal up and over door, power, lighting, uPVC obscure double glazed windows, courtesy door to side.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E



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