



- CHARMING TERRACED COTTAGE
- SOUGHT AFTER VILLAGE LOCATION
- SITTING/DINING ROOM, KITCHEN
- TWO BEDROOMS, SHOWER ROOM
- SOUTHERLY ASPECT GARDEN
- uPVC D/G, GAS C/H
- SOME WONDERFUL VIEWS
- NO ONWARD CHAIN

### Hill View, Holcombe, Dawlish, EX7 0JU

Guide Price £325,000

Offered with no onward chain is this charming cottage situated in the heart of Holcombe with accommodation briefly comprising reception hall, sitting/dining room, conservatory, two double bedrooms, shower room, good size garden enjoying a southerly aspect, uPVC double glazing and gas central heating. An early viewing comes highly recommended.



## Property Description

Obscure glazed uPVC front door into....

### RECEPTION HALL

Doors to principal rooms and stairs rising to first floor. uPVC double glazed window to side, power points, radiator, understairs storage cupboards.

### KITCHEN

Leaded uPVC double glazed window and matching uPVC door giving access to rear, range of matching wall and base units with roll top work surface over, inset one and a half bowl composite sink drainer, space for electric cooker and fridge freezer, space and plumbing for washing machine, tiled splashbacks, power points, wall mounted consumer unit.

### LIVING ROOM/DINER

Leaded uPVC double glazed windows to front and rear with uPVC double glazed door leading to conservatory. Feature fireplace with tiled hearth, TV aerial connection point, power points, two radiators, ceiling beams.

### CONSERVATORY

Polycarbonate roof, double doors opening onto patio, ceiling fan.

### IRST FLOOR LANDING

Two uPVC leaded windows to front and side aspect, door to airing cupboard with wall mounted gas boiler supplying domestic hot water and gas central heating, power point.

### BEDROOM 1

uPVC double glazed window to rear enjoying wonderful views over the rolling countryside and some sea glimpses, radiator, range of built in wardrobes and dressing table, radiator, power points.

### BEDROOM 2

uPVC double glazed window to front, radiator, power points.





### SHOWER ROOM

Obscure glazed uPVC double glazed window to rear, fully tiled, white suite comprising close coupled WC, pedestal wash hand basin, large glazed shower enclosure with electric Briston shower, heated ladder towel rail, mirrored vanity unit.

### OUTSIDE

Brick built storage shed, pathway leads to timber gate giving access to rear garden, useful potting shed with light and power. The rear garden enjoys a southerly aspect and is predominantly laid to lawn, bordered by an array of mature plants and shrubs. Large paved patio, perfect for entertaining or al-fresco dining at the base of the garden, along with a greenhouse.



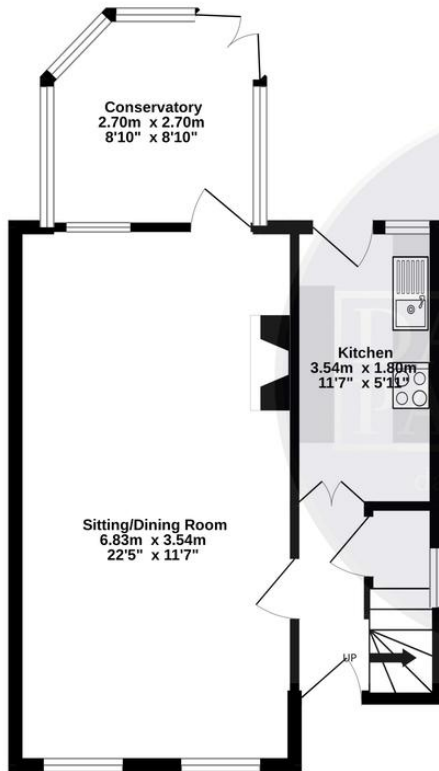
MATERIAL INFORMATION - Subject to legal verification

Freehold

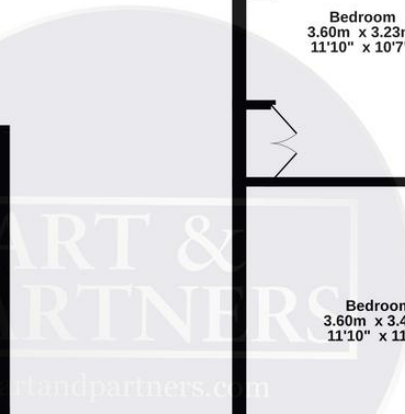
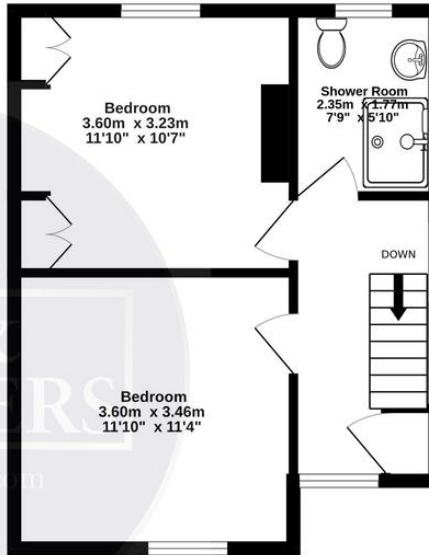
Council Tax Band C



Ground Floor  
41.0 sq.m. (441 sq.ft.) approx.



1st Floor  
34.5 sq.m. (372 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 75.5 sq.m. (813 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

