



- SPACIOUS DETACHED PROPERTY IN HIGHLY DESIRABLE VILLAGE OF HOLCOMBE
- SEA AND COUNTRYSIDE VIEWS
- RECEPTION HALL, KITCHEN AND UTILITY AREA
- ADDITIONAL RECEPTION/DINING ROOM/BEDROOM FOUR
- THREE FIRST FLOOR BEDROOMS WITH ONE EN-SUITE
- FAMILY BATHROOM, SEPARATE WC
- GENEROUS GARDENS, PARKING
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Derncleugh Gardens, Holcombe, EX7 0JG Guide Price £650,000

Dart & Partners are delighted to present this spacious four bedroom detached property situated in a highly desirable area within Holcombe. The property offers flexible accommodation and is finished to a high standard throughout. The accommodation briefly comprises; Reception hall, cloakroom, kitchen, living room, dining room, ground floor bedroom with plumbing for en-suite. On the first floor there are three bedrooms with master en-suite and a family bathroom. Lovely gardens, driveway parking, uPVC double glazing and gas central heating. Wonderful sea and countryside views.



Property Description

Holcombe is a picturesque village situated on the beautiful South Devon coast, midway between the resort towns of Teignmouth and Dawlish, between the Rivers Exe and Teign. There are many beaches, the nearest being Holcombe, which is just a short walk away, down Smugglers Lane. The South Devon coast is particularly attractive, having many pretty little coves and endless opportunities for sailing, walking and fishing. In the village itself there are two inns, a post office, church and a village hall. The cathedral city of Exeter and its airport are approximately 15 miles away, also links to the M5, A38 and A30. There is a mainline railway link from Teignmouth and Dawlish providing easy access to London Paddington and Torquay and the English Riviera are approximately 10 miles away.

Obscure glazed uPVC front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor, uPVC double glazed window to front, radiator. Door to cloaks cupboard with hanging rail and timber shelving. Door to..

CLOAKROOM

With obscure uPVC double glazed window to side, white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, tiled walls, useful under stairs storage cupboard. Multi-paned glazed double doors opening into...

LIVING ROOM

Dual aspect with uPVC double glazed window and double doors to front and rear aspect enjoying wonderful sea and countryside views. Doors opening to raised decked seating area. Two radiators, power





points, television aerial connection point, inset electric fire with marble hearth. Multi-paned double doors open into the DINING ROOM. Door through to...

BEDROOM FOUR

Dual aspect with uPVC double glazed windows to side and rear aspect with double glazed door giving access out onto decking. Power points. Squared arch through to...

UTILITY AREA

With base units, roll top work surface, inset stainless steel sink drainer, space for fridge freezer, ceiling spotlights, modern vertical radiator. (Plumbing in place to have this as an En - suite)



DINING ROOM

uPVC double glazed windows to rear enjoying the stunning sea and coastal views, double glazed door opening out onto decked seating area. Radiator, power points. arch through to...

KITCHEN

With a range of matching wall and base units in shaker style, eye level integrated double oven, four burner gas hob with stainless steel extractor canopy above, space and plumbing for washing machine, inset stainless one and a half bowl sink drainer, marble work surfaces with matching upstand, power points, space and plumbing for American fridge freezer, radiator, uPVC double glazed window to front, obscure glazed uPVC door giving access to the side of the property. Tiled flooring.



FIRST FLOOR LANDING

Two uPVC double glazed windows to front aspect, radiator, power points. Door to airing cupboard with slatted timber shelving.

FAMILY BATHROOM

Obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with mains fed shower over, folding glazed shower screen, vanity unit with marble work surface, chrome ladder heated towel rail, fully tiled, extractor fan, ceiling spotlights.

BEDROOM ONE

uPVC double glazed windows and double doors to rear enjoying wonderful sea and countryside views, built in wardrobes, radiator, power points. Door through to...

EN-SUITE SHOWER ROOM

With uPVC double glazed window to rear, modern white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, large walk-shower with glazed shower screen, mains fed shower with rainwater head, tiled splash backs, chrome ladder heated towel rail, extractor fan.

BEDROOM TWO

Dual aspect with uPVC double glazed windows to side and rear aspect, radiator, power points, built in wardrobes.

BEDROOM THREE


uPVC double glazed window to rear enjoying similar views to that of bedroom one, radiator, power points, built in cupboard with timber shelving. Loft access hatch.

OUTSIDE

To the front there is DRIVEWAY PARKING for two vehicles. Steps lead down to the front door. The front garden is predominantly laid to gravel with some well planted raised flower beds. A pathway and steps to either side of the property give access to the rear. A door gives access to useful UNDER HOUSE STORAGE AREA with space and plumbing for washing machine and tumble dryer, wall mounted gas boiler supplying domestic hot water and gas central heating, wall mounted consumer units, power and light. Outside water tap. The rear garden is of larger than average size and is predominantly laid to lawn with various areas of well stocked flower beds and is arranged over several tiers. At the base of the garden is an attractive decked seating area with raised flower beds containing an array of mature plants and shrubs. Timber workshop/store with power and light, which could also be a fantastic home office/studio.

MATERIAL INFORMATION - Subject to legal verification

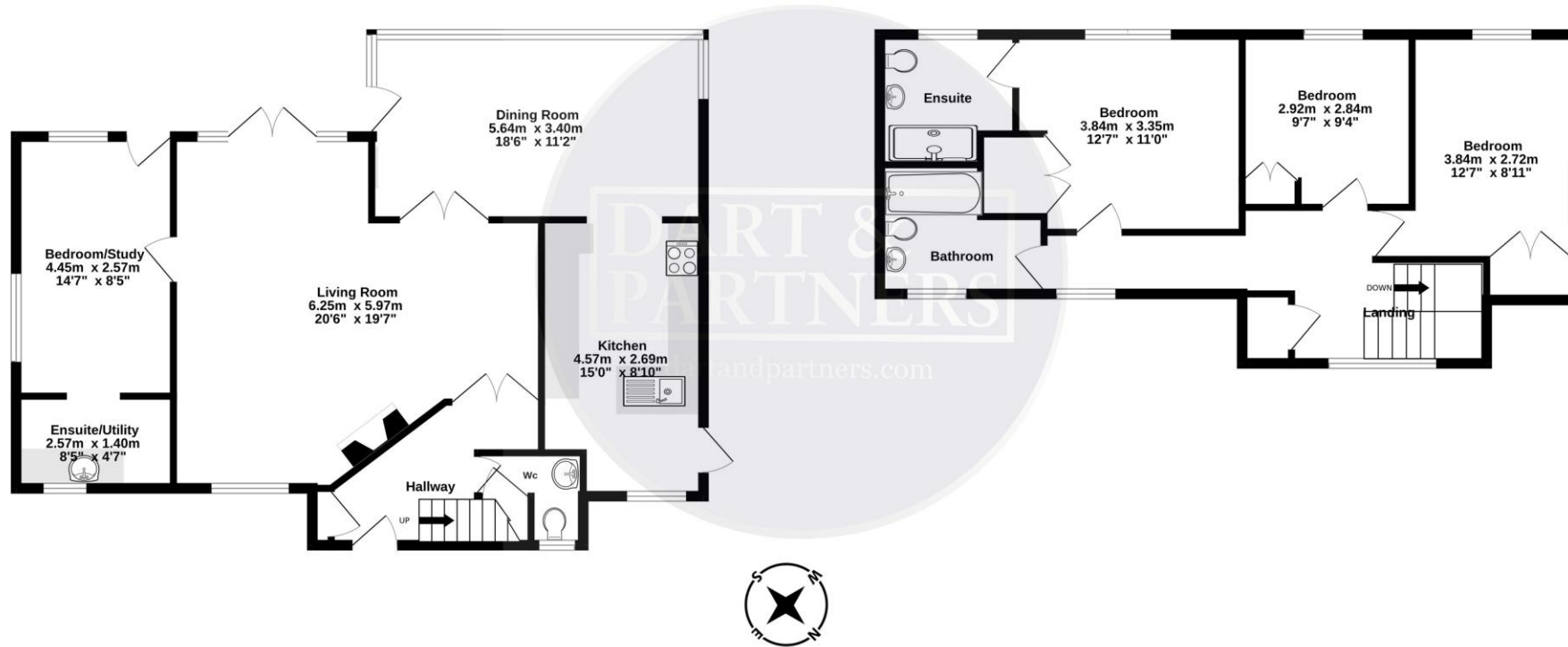
Freehold
Council Tax Band E

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |



Ground Floor

1st Floor



TOTAL FLOOR AREA : 152.0 sq.m. (1636 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