



A spacious three-bedroom detached bungalow located in the desirable village of Holcombe. Situated in a quiet cul de sac and benefitting from off road parking and sea views.

9 Sweetbriar Lane | Devon | EX7 0JZ

complete.

thoroughly good property agents



PROPERTY TYPE

Detached Bungalow



SIZE

997 SQ FT



LOCATION

Holcombe



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

D 64



COUNCIL TAX BAND

D



in a nutshell...

- Off Road Parking
- Front and Rear Gardens
- Desirable Location
- Well Presented Throughout
- Three Double Bedrooms
- Great Access to Teignmouth and Dawlish
- Walking Distance to Local Bus Stop
- Sea Views





the details...

THE PROPERTY

Situated in a desirable cul de sac in the sought after village of Holcombe is this three bedroom detached bungalow. Holcombe is a quiet village located between Dawlish and Teignmouth and benefits from good access to public transport links. There is access to the Castle Inn which is well regarded in the local area. The property itself is located towards the top of the village.

STEP INSIDE

As you step through the front door there is a spacious hallway stretching through the property. It provides access to storage cupboards, the loft and doors to primary rooms. The first room on the left of the hallway is the lounge/diner. A very spacious and light room perfect for hosting. The lounge has a feature gas fireplace with surround and hearth. There is ample space for furniture and storage units if necessary. Through an archway and we come to the dining area. Previously a garage it has been converted to maximise the interior space of the property. It currently houses a table that seats six comfortably and still has room for storage. Both rooms have large windows that let through plenty of light. Following the hallway around to the left and we come to the Kitchen. This room has a window looking out over the back garden and across the hills out to the sea. There is plenty of both wall and floor mounted units with work surface over. There are several integral appliances in the kitchen consisting of oven and hob, dishwasher, grill and an integral sink and drainer. There is also room for a fridge freezer. To the left hand side of the kitchen is a breakfast bar that has space to seat two people. There is a door at the back of the kitchen that leads to a small rear porch that provides access to the rear garden and shower room. The shower room has a corner shower cubicle, low level WC and wash hand basin. There are also two storage cupboards, one of which has an integral washing machine.

As we head out of the kitchen and make our way back down the hallway, there are three bedrooms all located on the right hand side of the property. Bedroom two is located at the front of the bungalow and is a spacious double with integral wardrobes. The third bedroom is in between the main and second bedroom and can be used as either a small double or large single room. Finally the main bedroom is at the rear of the property and benefits from sea views and double patio doors accessing the decking. There is integral wardrobe space and a further storage cupboard to the corner of the room. The final room in the property is the family bathroom. A large light room with a corner shower cubicle, low level bath tub, WC and wash hand basin. The bathroom also has tiled walls throughout.

THE OUTSIDE

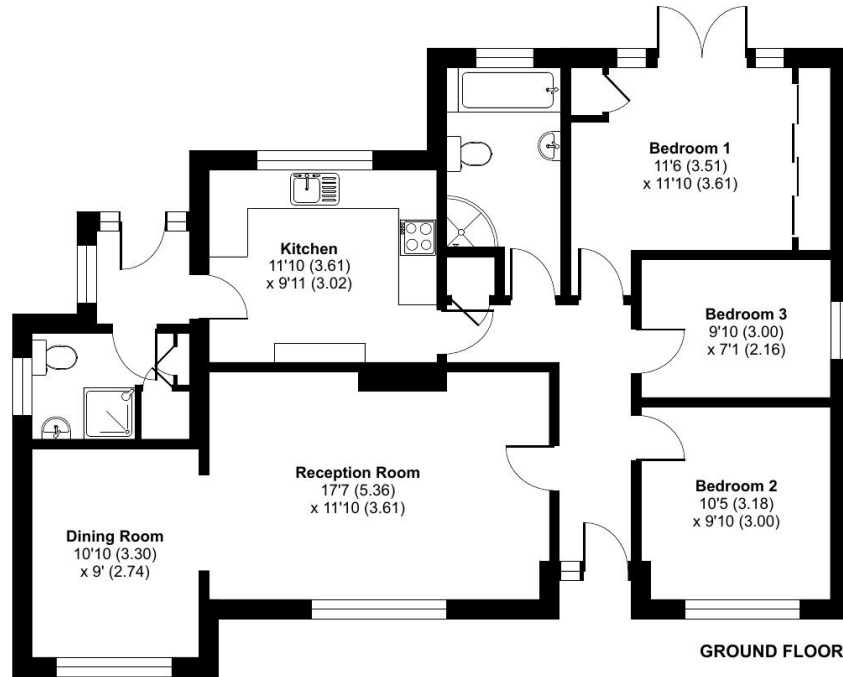
To the front of the property there is a paved driveway for several vehicles, a raised seating area in the corner of the drive that see's the evening sun and a spacious turfed area. There is a paved pathway that leads to the front door and access to the rear garden from both sides of the bungalow.

The rear garden consists of a large raised decked area that has ample space for garden furniture and benefits from a sea view. The rest of the garden is a pebbled area that again has space for garden furniture and leads down to the corner of the garden where there is currently a summerhouse. To the side of the bungalow there is good sized area that is perfect for bin storage or a shed.

Sweetbriar Lane, Holcombe, Dawlish, EX7

Approximate Area = 997 sq ft / 92.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Ashtons Complete (Complete Property). REF: 1135182



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the location...

Holcombe is a pretty village set just behind the South Devon coast mid-way between the seaside resorts of Dawlish and Teignmouth. The village boasts a church, village inn, a store and village hall. It is only a short stroll to the beach at Smugglers Cove and there are a variety of walks in the close vicinity, plus two golf courses just a short drive away. Water sports activities are also well catered for locally with sailing clubs, and deep-water moorings and a diving school at Teignmouth. Both Teignmouth and Dawlish have further amenities, including shops, schools and healthcare facilities.

Shopping

Supermarket: 3.1 miles

Convenience Store: 1.9 miles

Town Centre: 2.0 miles

Relaxing

Teignmouth Golf Course: 3.0 miles

The Beach: 0.6 miles

The Castle Inn: 0.2 miles

Travel

Local Bus Stop: 0.5 miles

Train Station: 1.8 miles

Exeter Airport: 17.9 miles

Schools

Primary: 1.2 miles

Secondary: 2.3 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX7 0JZ**





Need a more complete picture? Get in touch with your local branch...

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