



This 4-bedroom detached home is being sold with no onwards chain. It is an elevated position in Teignmouth, a seaside town. The property receives plenty of light due to its south-east facing location, as well as its double-glazed sliding doors at the front. The property boasts stunning views of the sea, the Teign Estuary, and Teignmouth's rolling hills.

11 Higher Holcombe Drive | Teignmouth | TQ14 8RF

complete.
thoroughly good property agents

**PROPERTY TYPE**

Detached House

**SIZE**

1,370 sq ft

**LOCATION****AGE**

1950s, 1960s and 1970s

**BEDROOMS**

4

**RECEPTION ROOMS**

2

**BATHROOMS**

2

**WARMTH**

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**PARKING**

Garage, Off Road Parking

**OUTSIDE SPACE**

Garden, Balcony

**EPC RATING**

TBC

**COUNCIL TAX BAND**

D

**in a nutshell...**

- Sea Views + CHAIN FREE
- 4 Bedrooms
- Living Room + Study
- Kitchen
- Separate Dining Room
- x2 Shower Rooms
- Desirable Location
- Rear Garden
- Double Garage & Off Road Parking





the details...

THE PROPERTY

This detached four-bedroom house, built in the 1960s, is located in a popular elevated position with breathtaking views of Teignmouth, the sea, the Teign Estuary, the countryside, and beyond. The property is situated in a quiet cul-de-sac and offers breathtaking sea views.

Internally, there is a large kitchen with a variety of matching wall and floor mounted units and a work surface above. In the centre of the house is a dining room with access to the first floor, a door to the rear garden, and access to both the lounge and the downstairs bedroom. The lounge, located at the front of the property, is a large and open space. This room has uPVC double glazed sliding doors that lead out to the sun deck, which offers breathtaking views. The radiator and the uPVC double glazed window on the side make this room feel warm and inviting.

There is a sliding door that leads to a decked area where you can enjoy the view and the sun on summer days. Upstairs, there are two double bedrooms and a family bathroom. The bedroom at the front of the house has stunning views and is designated as the main bedroom. The other bedroom on this floor is at the back of the house and has a stunning view of the countryside. The family bathroom is spacious and includes a bathtub with a shower over, a WC and a wash hand basin.

Externally, the property has front and rear gardens, a large driveway, and a double garage. The double garage has been partially converted into an additional bedroom with a wet room attached. It would be ideal for an additional living area, study, office, or even a small annexe space.



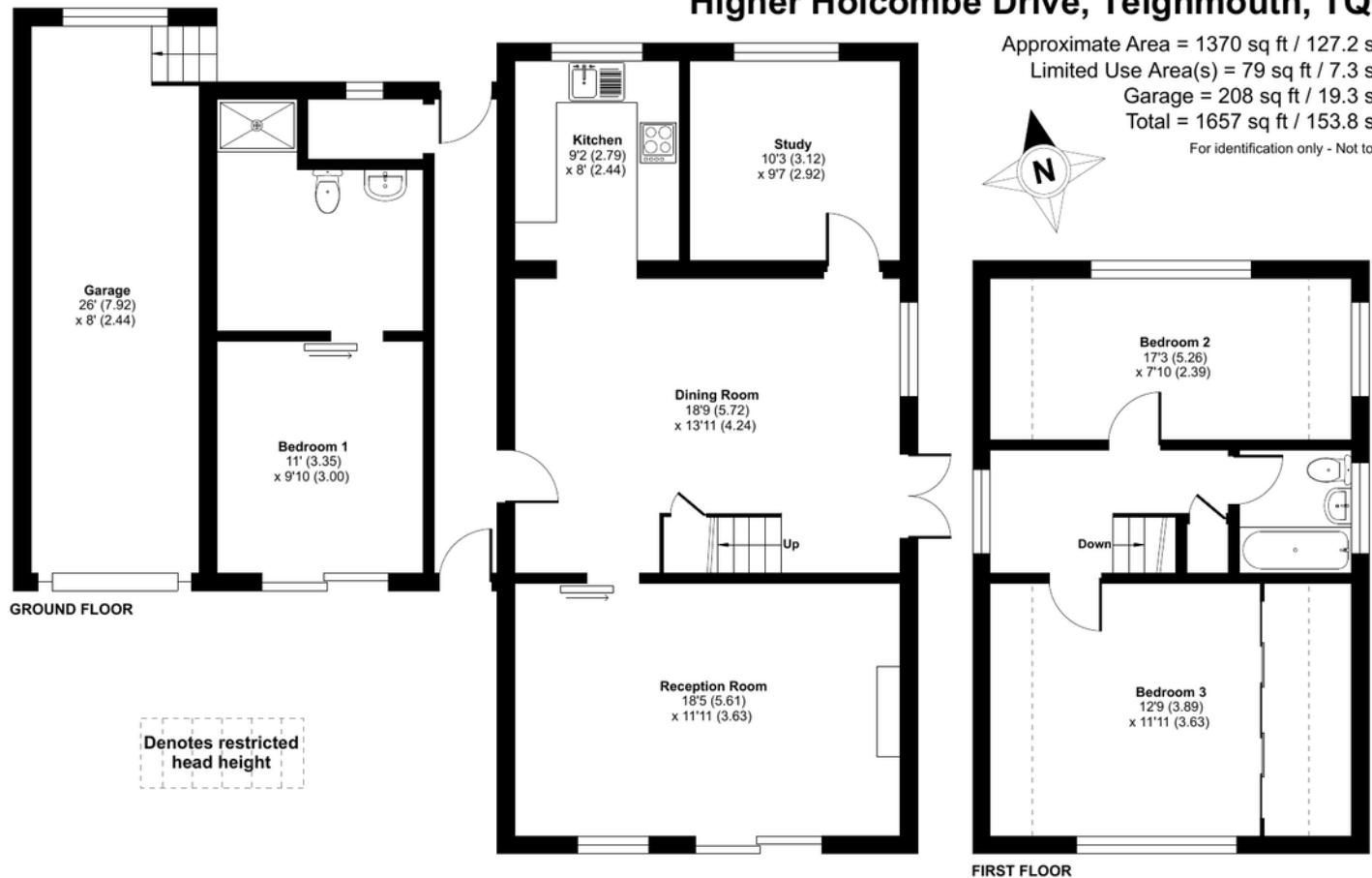
what the owner loves most...

A spacious and detached family home built in the 1960's with stunning sea views. The property benefits from off road parking and spacious rear garden. This property is offered with no onward chain. This property is a MUST SEE!.



the floorplan...

Higher Holcombe Drive, Teignmouth, TQ14



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
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bear in mind...

This property requires refurbishment and modernisation throughout.



the location...

Teignmouth offers numerous attractions, including a beautiful sandy beach, an award-winning children's play area, and nearby golf courses. Two sailing clubs, deep water moorings, and a diving school provide ample opportunities for water sports. This picturesque town boasts a Victorian Pier, a new theatre, numerous bars and restaurants, and well-known shops and supermarkets like Lidl and Morrisons. The location offers easy access to the A380, Teignmouth's mainline railway station, and Exeter International Airport.



Shopping

Post office - Ashleigh Way 0.6 mile

Town centre - Teignmouth 1.6 miles

Supermarket - Lidl 1.5 miles/Morrisons 2.5 miles

Relaxing

Beach - Teignmouth 1.6 miles

Park - Eastcliff Park 1 mile

Teignmouth Golf Course - 1.7 miles

Travel

Bus stop - Higher Woodway Road 0.2 mile

Train station - Teignmouth 1.2 miles

Main travel link - A380 5.4 miles

Airport - Exeter International Airport 17.8 miles

Schools

Hazeldown Primary School - 0.8 mile

Trinity School - 0.7 mile

Teignmouth Community School - 1.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8RF





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