



## 16 St. Georges Lane, Holcombe

£545,000 Freehold

Modern Detached House • Select Village Development • Four Bedrooms with Some Sea Views • Good Sized Lounge • Modern Kitchen/Dining Room & Utility Room • Family Bathroom • En Suite Shower Room & Downstairs WC • Sunny South Facing Gardens • Garage & Two Car Driveway • EPC - B

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An immaculate and spacious detached house in this select village development in the heart of Holcombe. The property offers some sea views from the first floor and comprises four bedrooms, reception hall, lounge, kitchen/dining room, utility room, family bathroom, downstairs WC and en suite shower room. There is a south facing rear garden with an extensive paved terrace and lawn, a garage and off street parking. Upon entering the property the entrance hallway leads to the downstairs WC, lounge, kitchen/dining room and utility room, with stairs rising to the first floor. The lounge is a bright and spacious room with a window overlooking the front of the property and glazed doors leading straight out on to the large rear terrace. The modern kitchen/dining room, also overlooking both the front and rear of the property, giving plenty of natural light, has been finished to a high standard and is fitted with integrated appliances. There is a range of wall and base mounted units, electric double oven, 4 ring induction hob, integrated fridge/freezer and dishwasher. The dining area offers plenty of space for a dining table and seating. There is a utility room with housing for the boiler, space for a washing machine and small fridge or freezer and a door leading out to the rear terrace.

Ascending the stairs to the first floor, the landing has a window offering views towards the sea and countryside of Holcombe. The landing also has access to the loft. There are four bedrooms, three very spacious double rooms with the fourth bedroom being a large single, all with large built in wardrobes. The master bedroom comprises a window overlooking the front of the property and an en suite shower room with a fully tiled shower enclosure, wash hand basin, WC and obscured window facing the front of the property. Bedrooms two and three are double bedrooms fitted with built in wardrobes and bedroom two has a window overlooking the rear of the property and offering views out towards Holcombe. Bedroom four is a large single bedroom which enjoys a lovely outlook towards the sea and nearby countryside. The modern family bathroom is fully tiled with a shower over the bath, wash hand basin, WC and chrome ladder style towel heater. There is also an obscured window to the front of the property.

Good sized rear garden with superb extensive paved terrace accessible from either the utility room or the lounge which is perfect entertaining space with attractive railings and steps leading down from the terrace to a lawned area. The driveway can be accessed from the terrace through a garden gate to the side.



Tenure - Freehold

There is an estate Management fee of £306.89 for grass cutting, tree maintenance and the children's play area further down the cul de sac.

There is the remainder of a 10 year NHBC guarantee.

Mains Services - Gas, Electric and Water

Council Tax Band E - **£3,060.85pa**

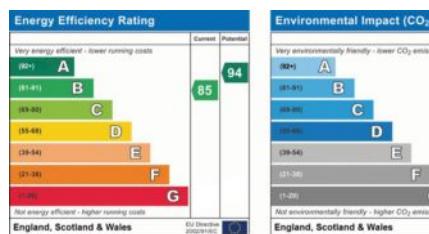
Broadband - Ultrafast 1000Mbps (According to OFCOM)



Holcombe is a pretty 'chocolate box' village between Teignmouth and Dawlish and is on a bus route to both towns. Smugglers Lane nearby leads down to Smugglers beach with a walk along the sea wall to Teignmouth. There are further coastal paths nearby towards Dawlish. There is a church, pub and village hall in Holcombe and further countryside views and walks beyond the village.



MEASUREMENTS: Lounge 6.10m x 4.20m (20'00" x 13'09"), Kitchen/Dining Room 6.10m x 4.20m (20'00" x 13'09"), Bedroom 4.95m x 3.40m (16'03" x 11'02"), Bedroom 3.93m x 2.60m (12'11" x 8'06"), Bedroom 3.22m x 2.95m (10'07" x 9'08"), Bedroom 2.95m x 2.75m (9'08" x 9'00"), Bathroom 2.65m 2.00m (8'08" x 6'07").



TOTAL FLOOR AREA: 146.2 sq.m. (1589 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no guarantee is given for any error, omission or misdescription. This floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The location, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.

