



## 4 Ash Park Gardens, Holcombe

Guide Price £700,000





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Holcombe, Dawlish

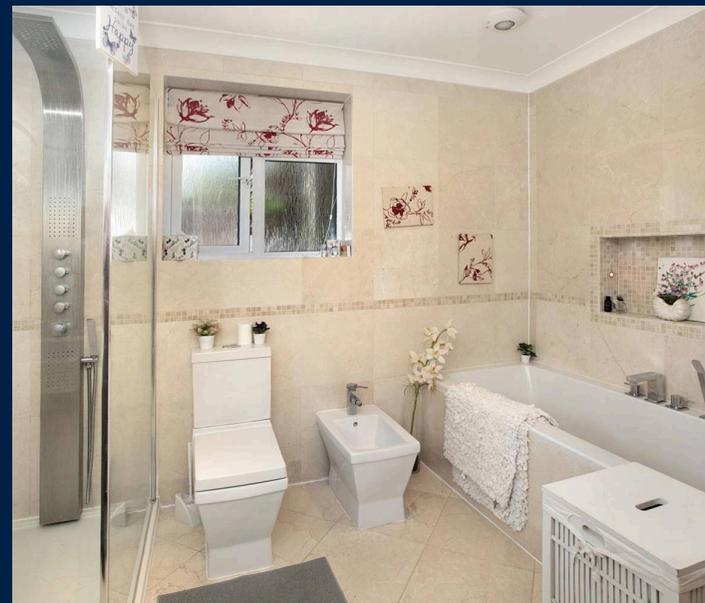
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- DETACHED PROPERTY ON A LARGER THAN AVERAGE PLOT IN DESIRABLE HOLCOMBE
- RECEPTION HALL, LIVING ROOM
- KITCHEN DINER, UTILITY
- THREE BEDROOMS, STUDY/OFFICE/BEDROOM FOUR
- GROUND FLOOR AND FIRST FLOOR SHOWER ROOMS
- CONSERVATORY
- BEAUTIFUL GARDENS, AMPLE PARKING
- DETACHED TWO BEDROOM LODGE



An exciting opportunity to purchase this wonderful three/four bedroom detached property situated on a larger than average plot with the added benefit of a detached two bedroom timber lodge accommodation. The property has accommodation briefly comprising; reception hall, living room, kitchen diner, three bedrooms, shower room, family shower room, office/bedroom four, beautiful gardens, extensive driveway parking, Garage, Carport, detached timber lodge offering fantastic Air BnB opportunity with a projected income of Circa £35,000 - £55,000 Pa subject to occupancy, with two bedrooms, living room/dining room/kitchen and a shower room. The Lodge also provides potential as an Annexe subject to relevant consents.

\*\*\* VIEWING IS A MUST\*\*\*

Obscure glazed uPVC front door into...

#### RECEPTION HALL

With doors to principal rooms and bespoke white oak stairs rising to first floor, matching obscure glazed side window, power points. Door to...

#### STUDY

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

#### KITCHEN

Dual aspect with uPVC double glazed window to side and rear aspect with uPVC double doors opening out to patio. Range of matching wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, space and plumbing for large gas range cooker, extractor canopy above, integrated dishwasher, pull out larder cupboard, two integrated fridges, tiled splash backs. DINING AREA with space for six seater dining table and chairs, radiator, power points.

#### UTILITY ROOM

With uPVC double glazed door to side with matching side windows, matching range of wall and base units with roll top work surface over and inset stainless steel sink drainer, space and plumbing for washing machine, two integrated freezers, tiled splash backs, power points, radiator.





#### INNER HALLWAY

Radiator, power points.

#### FAMILY SHOWER ROOM

Dual aspect with uPVC obscure glazed window to front, uPVC obscure porthole window to side aspect. Fully Marble tiled room with modern white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower attachment, bidet, ladder heated towel rail, walk-in shower enclosure with glazed screen, ceiling spotlights.

#### GROUND FLOOR BEDROOM

Dual aspect with uPVC double glazed window to front and porthole window to side, built in wardrobes, radiator, power points.

#### LIVING ROOM

Triple aspect with uPVC double glazed window to front and side aspect, uPVC double glazed sliding door through to CONSERVATORY. Two radiators, power points, fireplace housing 7 KW SA multi-fuel stove, television aerial connection point.

#### CONSERVATORY

With double doors opening out onto patio, radiator, power points.

#### FIRST FLOOR LANDING

With two velux windows to side aspect. Door through to...

#### BEDROOM ONE

With uPVC double glazed windows and sliding doors to juliet balcony enjoying lovely sea and coastal views, built in wardrobes, radiator, power points.



#### SHOWER ROOM

With obscure glazed uPVC double glazed window to side, modern white suite comprising close coupled WC, corner wash hand basin into vanity unit, glazed quadrant shower enclosure with wall mounted electric shower, tiled splash backs, tiled flooring, white heated towel rail.

#### BEDROOM TWO

Triple aspect with velux window to front and side aspect, obscure uPVC double glazed window to side, radiator, under eaves storage, power points, television aerial connection point.

#### OUTSIDE

Timber five bar gate opens to a generous driveway. PARKING for several vehicles. Useful timber workshop with carport area. Pathway giving access to side of property. Further timber five bar gate opening to another generous area of driveway, again providing parking for several vehicles. The garden is fully enclosed on one side with timber fencing and the other with mature hedging and an array of plants and shrubs. Area of lawn and a raised paved patio seating area. Three timber sheds.

#### ANCILLARY LODGE ACCOMMODATION

With two areas of well tended lawn, fully enclosed and bordered by fencing and hedging, well stocked flower beds, paved patio perfect for relaxation or entertaining.

#### LODGE ACCOMMODATION

With multi-paned timber front door opening into...

#### RECEPTION HALL

With doors to principal rooms and loft access hatch. Wall mounted electric radiator. Door through to...



#### LIVING AREA/KITCHEN DINER

Dual aspect with double glazed windows to front and side aspect, obscure glazed timber rear door giving access out to the garden. 5 KW multi-fuel stove set onto a slate hearth.

#### KITCHEN AREA

Modern range of high gloss wall and base units with granite work surface and inset one and a half bowl stainless steel sink, two electric radiators, power points, wall mounted consumer unit.

#### BEDROOM ONE

With double glazed window to front, wall mounted electric radiator, power points.

#### BEDROOM TWO

With double glazed window to side, wall mounted electric radiator, power points.

#### SHOWER ROOM

With obscure uPVC double glazed window to rear, modern white suite comprising close coupled WC, inset wash hand basin into vanity unit, glazed quadrant shower enclosure with wall mounted electric shower including rainwater head, extractor fan.

#### OUTSIDE

Outside water tap, power sockets. Useful covered log store.

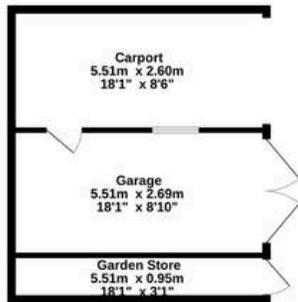
MATERIAL INFORMATION - Subject to legal verification

Freehold

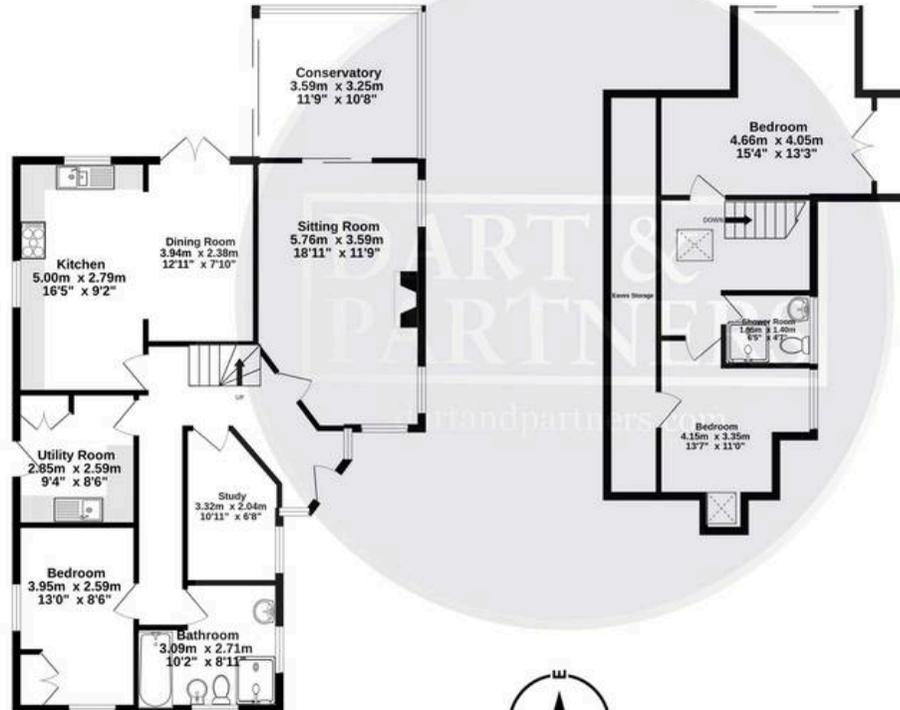
Council Tax Band E



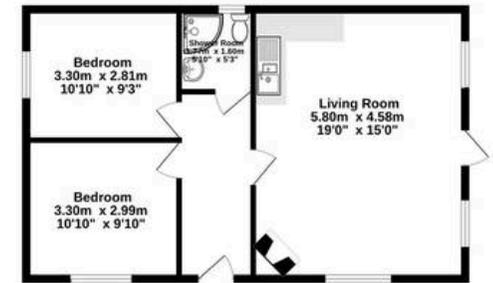
Garage/Carport  
34.3 sq.m. (370 sq.ft.) approx.



Ground Floor  
98.0 sq.m. (1055 sq.ft.) approx.



1st Floor  
47.9 sq.m. (516 sq.ft.) approx.



Cabin  
54.5 sq.m. (586 sq.ft.) approx.



**TOTAL FLOOR AREA : 234.7 sq.m. (2527 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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