



- EXCITING DEVELOPMENT OPPORTUNITY OF 0.4 ACRE
- SOUGHT AFTER VILLAGE LOCATION
- SOUTHERLY ASPECT
- BUNGALOW REQUIRING MODERNISATION
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM, LOUNGE, UTILITY PORCH
- BATHROOM, CLOAKROOM
- GARDENS, GARAGE, SUN TERRACE

## Hall Lane, Holcombe, EX7 0JP

Guide Price £525,000

An exciting **DEVELOPMENT OPPORTUNITY** in a highly sought location within Holcombe village with appealing rural views. The site is available to purchase for the first time since the early 1970's. The plot is approaching 0.4 of an acre enjoying a southerly aspect with views over nearby farmland. The bungalow (requiring modernisation) comprises three bedrooms, kitchen/breakfast room, lounge, bathroom, cloakroom, sun terrace, gardens and garage.

The bungalow itself offers a wealth of **POTENTIAL FOR EXTENDING** both to the front (the south side) and into the roof space.



## Property Description

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The site is situated in the picturesque village of Holcombe on a quiet and elevated plot. 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.

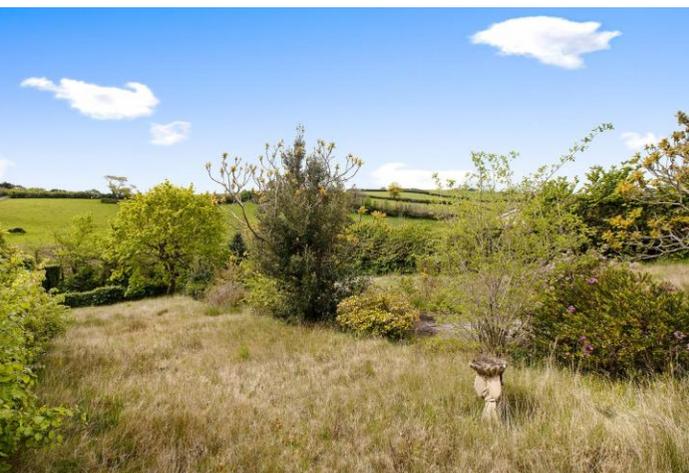
The site is approached through gated access with a gently sloping driveway leading to the head of the site and existing bungalow. The drive divides the front two area of lawn with well stocked borders. There is a turning head and **GARAGE** at the top of the drive.

There is a large paved **SUN TERRACE** and veranda leading to the entrance.

Steps leading to the bungalow.

The garden continues to both sides of the property with further area to the rear.





## BUNGALOW

Requiring modernisation/redevelopment.

Veranda to...

## ENTRANCE DOOR

uPVC double glazed entrance door with corresponding side screen into...

## ENTRANCE HALLWAY

Radiator. Access to roof space. Door to under stairs cupboard. Stairs to roof void, currently un-developed but with ample head height for conversion.

Doors to...

## LOUNGE

uPVC double glazed window overlooking the front aspect through the veranda to open farmland, radiator, feature fireplace.

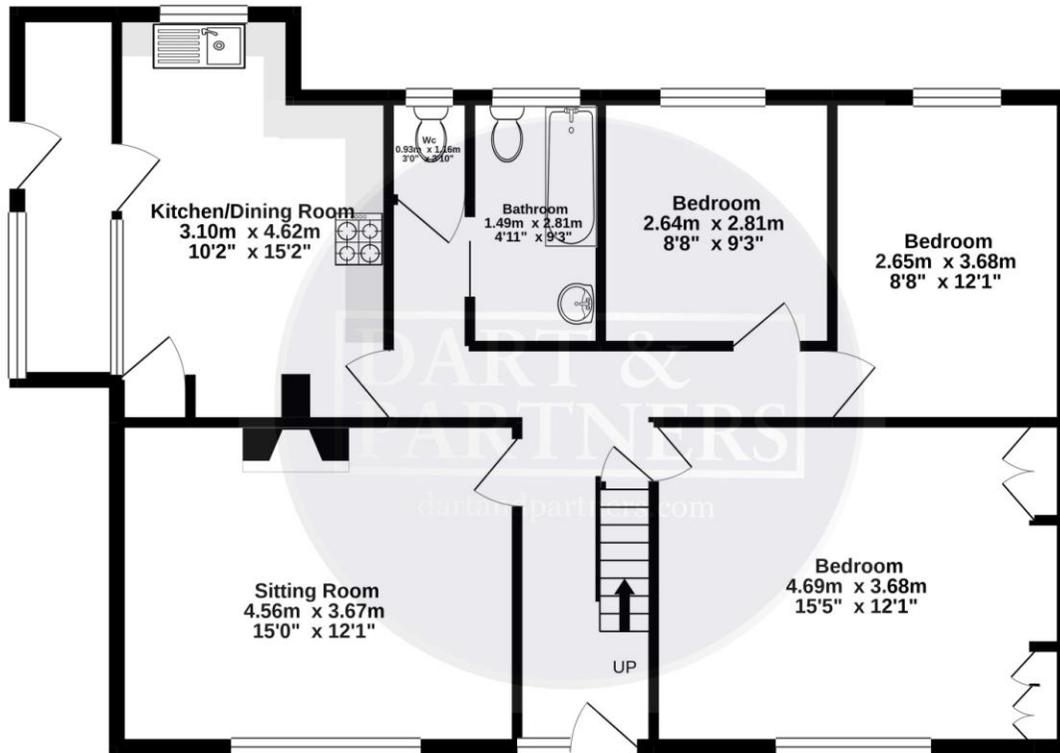
## KITCHEN/BREAKFAST ROOM

Range of cupboard and drawer base units under laminate rolled edge work surface, one and a half bowl stainless steel drainer sink unit with mixer tap over, integrated fridge, electric oven, four ring gas, concealed extractor hood, tiled splash backs, corresponding eye level units, space for table and chairs, radiator, dual aspect with uPVC double glazed window to rear aspect, window overlooking side porch, recessed fireplace with boiler/linen cupboard, wall mounted Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property. Door to side porchway.

## PORCH

Butler sink, space and plumbing for washing machine, radiator, uPVC double glazed windows overlooking the front and side aspect, obscure uPVC double glazed door giving access to the side gardens.

## Ground Floor 85.3 sq.m. (918 sq.ft.) approx.



**TOTAL FLOOR AREA : 85.3 sq.m. (918 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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### BEDROOM 1

Upvc double glazed window with views across the sun terrace over the approach and rolling hills. Radiator. Range of built in wardrobes.

### BEDROOM 2

uPVC double glazed window overlooking the rear gardens, radiator.

### BEDROOM 3

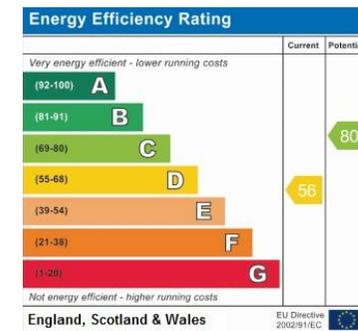
uPVC double glazed window overlooking rear aspect, radiator.

### BATHROOM

Panelled handled bath with mixer tap and fitted shower over, low level WC, wash hand basin set into vanity unit, radiator, tiled walls, uPVC obscure double glazed window.

### CLOAKROOM

Obscure uPVC double glazed window, low level WC.



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