



- SUPERBLY PRESENTED DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SEA AND RURAL VIEWS
- OPEN PLAN KITCHEN/DINING/RECEPTION AREA
- SECOND RECEPTION ROOM, GARDEN ROOM
- CLOAKROOM/UTILITY, FAMILY BATHROOM
- FOUR BEDROOMS WITH EN-SUITE TO MAIN BEDROOM
- PARKING, GARAGE, APPEALING ENCLOSED GARDENS

Higher Holcombe Road, Teignmouth, TQ14 8RD

Guide Price £575,000

A superbly presented modern extended detached family home situated on a highly sought after residential location. Positioned on a generous corner plot enjoying sea and rural views. The accommodation briefly comprises; a wide entrance hallway, open plan free flowing living area with well appointed modern fitted kitchen, dining area and reception area, further reception and garden room, cloakroom/utility. To the first floor four bedrooms (en-suite to main bedroom) and a family bathroom completes the internal accommodation. Outside there is extensive off road parking, an attached garage and superbly kept enclosed gardens.



Property Description

Smoked double glazed entrance door with courtesy lighting through to...

ENTRANCE HALL

uPVC double glazed window overlooking the front aspect, radiator, door to walk-in cloaks cupboard, hatch to useful under stairs storage, stairs rising to first floor. Feature glazing through to reception area. Doors to...

CLOAKROOM/UTILITY

Two uPVC obscure double glazed windows, pedestal wash hand basin with attractive tiled splash back, low level WC, space and plumbing for washing machine, floor to ceiling fitted cupboards.

OPEN PLAN KITCHEN/DINING/RECEPTION AREA

A most appealing free flowing open plan kitchen/dining/reception area. Modern fitted KITCHEN with comprehensive range of high gloss units under quartz work surfaces incorporating Bosch dishwasher, brushed chrome wine cooler, integrated fridge and freezer, brushed chrome Bosch twin ovens, recessed spotlighting, corresponding high level units, island with quartz counter top/breakfast bar, recessed shelving, pan drawers, five ring gas hob with extractor hood over, breakfast bar, radiator, uPVC double glazed bi-folding doors giving access and outlook and access onto the enclosed rear gardens. DINING AREA with uPVC double glazed window with outlook onto the gardens. RECEPTION AREA with radiator, uPVC double glazed window overlooking the gardens and sun deck.

SECOND RECEPTION ROOM

uPVC double glazed windows overlooking the front aspect, recessed fireplace, multi-paned double doors opening through to a GARDEN ROOM.

GARDEN ROOM

Dual aspect with uPVC double glazed window to front aspect, radiator, uPVC sliding patio doors giving direct access onto decked seating area enjoying views inland along towards Dartmoor.





Stairs rising to the first floor.

uPVC double glazed window with views in a southerly direction out to sea and inland towards Dartmoor. Linen cupboard. Wall mounted Worcester gas boiler providing the gas central heating and domestic hot water supply throughout the property. Doors to...

BEDROOM ONE

uPVC double glazed window enjoying the sea and rural views, taking in the Ness and along the Babbacombe coastline. Radiator, range of fitted wardrobes, hatch and access to loft space. Door through to...



EN-SUITE SHOWER ROOM

Tiled shower enclosure with sliding glazed door and screen, fitted multi-function shower, recessed spotlighting, extractor, low level WC, wall hung wash hand basin set into high gloss vanity unit, corresponding cupboards, tiled splash back, fitted illuminated mirror, uPVC obscure double glazed window, chrome effect ladder style towel rail/radiator.

BEDROOM TWO

Dual aspect with uPVC double glazed windows over the front and side aspect taking in the aforementioned sea and rural views, radiator, built in wardrobes with fitted shelving and hanging rails.

BEDROOM THREE

uPVC double glazed window to rear aspect, views into the rear gardens. Radiator.

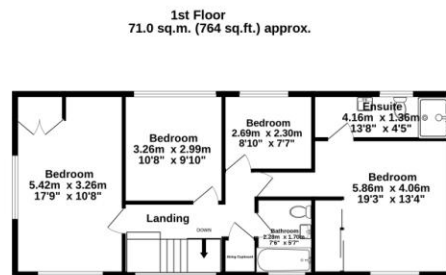
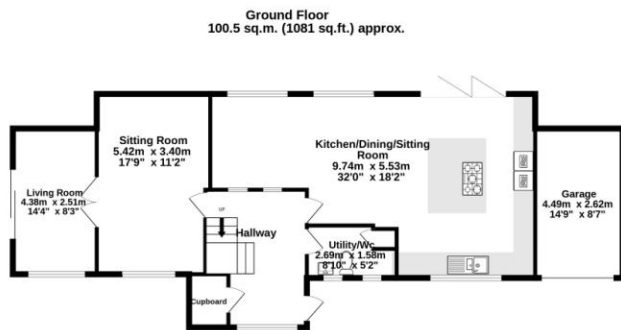
BEDROOM FOUR

uPVC double glazed window to rear, radiator.

BATHROOM

Modern fitted suite comprising panelled double ended bath with centralised mixer tap, fitted Mira shower, glazed shower screen, pedestal wash hand basin. low level WC, tiled floor and part tile walls, uPVC obscure double glazed window.





TOTAL FLOOR AREA : 171.4 sq.m. (1845 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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OUTSIDE

The property is approached over a tarmac driveway with brick pavia border providing extensive **OFF ROAD PARKING** and leading to an **ATTACHED GARAGE**. Outside water tap. To the western side of the property there is an area of gently sloping lawn, gated access to the gardens. To the eastern side is a raised retained well stocked flower bed and an area of raised lawn with mature borders. The gardens, which are a real feature to the property, can be accessed via both the kitchen and garden room. From the bi-fold doors is direct access onto an area of deck with external power supply. Well stocked raised flower beds. Sleeper steps leading to a gravel path that takes you onto an area of raised deck which enjoys the passage of the sun throughout the day taking in the far reaching rural views. From the lower and upper deck there is access onto an area of lawn which leads to a side garden which is fully enclosed with inset flower beds with a decked seating area, accessed via the garden room. A slated pathway leads back to the gated access to the driveway.

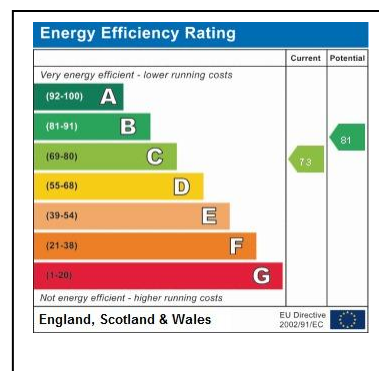
GARAGE

With metal up and over door. Power and light.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E



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