

Fordens Lane, **Holcombe**, EX7 0LD



A stunning, unique 4 bedroom semi-detached house situated in the popular village of Holcombe with the advantage of a large garden with southerly aspect, lovely open views towards the sea, excellent condition throughout, garage and parking.

FREEHOLD, COUNCIL TAX BAND - D (IMPROVEMENT INDICATOR), EPC - C.

Guide Price £550,000

01626 862379

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LOCATION

The Brimmels is a semi-detached home situated in the highly regarded village of Holcombe between Dawlish and Teignmouth and enjoys a pleasant southerly outlook with views of the sea and countryside. The village offers amenities including the Castle Inn, church and village hall. There is easy access to both coastal towns each approximately one and a half miles away. There are also pleasant coastal walks to both towns. Holcombe also has its own beach accessed via Smugglers Lane. Dawlish town centre with its renowned lawns, beaches and coastline walks, also offers a number of local amenities including a variety shops and a mainline railway station (London Paddington). Dawlish is approximately 13 miles from the Cathedral city of Exeter with its regional airport and M5 motorway junction. The immediate countryside is a haven for walkers as the town is close to the Haldon Hills and Dartmoor National Park. There are golf courses at Dawlish Warren and Teignmouth as well as sailing facilities on the nearby Exe and Teign Estuaries. The property offers light and spacious accommodation with a large south facing rear garden, ample parking with a car port and garage.

FRONT DOOR TO

ENTRANCE HALL

Stairs leading to the first floor with understairs cupboard, gas central heating radiator and open to:

KITCHEN/DINING ROOM

uPVC double glazed window overlooking the front of the property, a range of modern high gloss eye level and base units with work surfaces incorporating sink unit, built in gas hob, electric eye level double oven, dishwasher, breakfast bar, spot lights, uPVC double glazed door

leading to the car port. uPVC double glazed door leading to the garden, radiators and door to:

SITTING ROOM

uPVC double glazed patio doors leading to the rear garden, radiator, television point, coving, two wall lights.

UTILITY ROOM

uPVC double glazed window with front aspect, single drainer with cupboard under, plumbing for automatic washing machine, space for freezer, radiator. spacious walk in pantry with shelving and door to:

CLOAKROOM

Suite comprising WC and wash hand basin.

FIRST FLOOR LANDING

uPVC double glazed window with front aspect, radiator and doors to:

BEDROOM 1

uPVC double glazed window overlooking the rear garden and enjoying far reaching views to towards the sea and countryside, wall to wall sliding wardrobes, radiator and door to:

EN SUITE SHOWER ROOM

Suite comprising WC, wash hand basin with storage below, shower enclosure, tiled walls, spot lights and extractor fan.

BEDROOM 2

uPVC double glazed window overlooking the rear garden towards the sea and countryside and radiator.

BEDROOM 3

uPVC double glazed window overlooking the front of the property and radiator.





BEDROOM 4

uPVC double glazed window overlooking the front of the property, wardrobe recess, radiator.

BATHROOM

uPVC double glazed opaque window to the front, panelled P shape bath in tiled surround with glass screen and shower over, wash hand basin with storage below in tiled surround, low level WC and radiator.

OUTSIDE

To the front of the property there is ample parking for 4 cars, car port, outside water tap and access to the GARAGE. To the rear there is a large garden mainly laid to lawn enclosed by hedging with established plants trees and shrubs. A large decked seating area with southerly aspect is situated directly behind the house with access from both the sitting and dining room. To the rear of the garden is another decked seating area, greenhouse and storage shed. The garden is a real feature of the property and offers versatility depending on the buyer's needs.

GARAGE

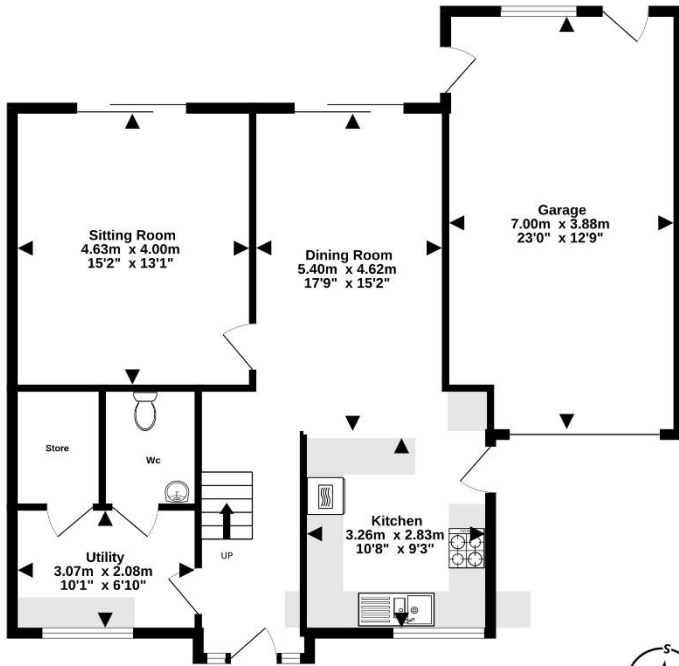
A spacious garage with window to the rear, gas central heating boiler and access to the rear garden.

AGENTS NOTE

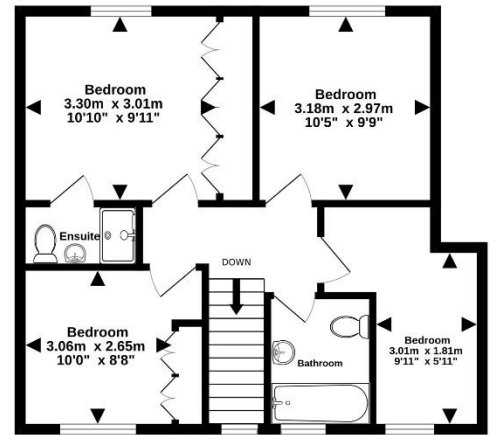
Council tax Improvement Indicator YES If the property has been improved or extended since it was placed in a Council Tax band, a Yes will be shown. If a Yes is shown, the band will be reviewed and may increase following the sale of the property.



Ground Floor
92.4 sq.m. (995 sq.ft.) approx.



1st Floor
49.8 sq.m. (536 sq.ft.) approx.



TOTAL FLOOR AREA : 142.2 sq.m. (1531 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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19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01 626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



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