Call 01626 815815
to find out more

10a Fordens Lane, Holcombe, EX7 0LD

£625,000

- Substantial Detached House
- 2,500sq ft of Accommodation
- Three Receptions
- Large Modern Well Equipped Kitchen & Utility
- Four Double Bedrooms (Three with En Suite)
- Sea Views
- Ample Driveway Parking
- Double Gsrage
- Enclosed Rear Garden
- Council Tax Band G
- EPC: C
- Tenure: Freehold

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Step Inside

Entering the very large entrance hallway, there is an attractive turning staircase with balustrade currently fitted with stairlift, courtesy door to the double garage, a downstairs WC and doors to the principal rooms.

To the front of the property is a good sized room with bay window which could be used for a number of purposes, either as a reception room or extra bedroom/office/play room etc.

A further huge reception room with a window to the side of the property has glazed doors opening to a further very large reception with sliding patio doors out to the rear garden and a further window with garden views.

The kitchen, again overlooking the rear garden, is large modern and well equipped with integrated Zanussi electric oven with Zanussi electric hob and extractor above. There is an integrated Zanussi dishwasher, integrated tall fridge and tall freezer, integrated microwave and automatic coffee machine. There are cream gloss base and wall units incorporating drawers and large pan drawers with quartz work surface and matching upstand. A further window overlooks the side. A door leads through to the matching utility with plumbing and space for a washing machine, space for further appliances and houses an additional sink, work surfaces and cupboards. A door from the utility leads out to the side of the property.

Underfloor heating is installed throughout the ground floor.

Ascending the stairs to the large landing with access to the loft space, there is a useful storage cupboard housing the hot water cylinder with shelving. Doors lead off to the bedrooms and family bathroom.

Two generous bedrooms, both with en suite shower rooms, overlook the front, affording beautiful sea views. A vast bedroom at the rear, large enough to accommodate a full bedroom suite, has two windows overlooking the garden and enjoys an en suite bathroom with corner bath with shower above, wall hung wash hand basin and low level WC. A further double bedroom again overlooks the rear garden.

The spacious family bathroom comprises corner jacuzzi bath, separate shower cubicle with Roca shower, pedestal wash hand basin, low level WC and bidet with an obscure glazed window to the side. All of the en suites and the bathroom have mirrors with light and shaver point and heated towel rails.

The size of this property and the space offered must be viewed to be appreciated offering versatile accommodation on both floors.

Council Tax Band G - £ 3,624.41 per year

Room Measurements

Lounge 23' 4" x 12' 7" (7.11m x 3.84m), Kitchen 15' 11" x 12' 2" (4.85m x 3.71m), Dining Room 13' 10" x 12' 4" (4.22m x 3.76m), Study/Bedroom 5 13' 10" x 8' 1" (4.22m x 2.46m), Bedroom 23' 4" x 14' 9" (7.11m x 4.5m), Bedroom 19' x 16' 5" (5.79m x 5m), Bedroom 13' 10" x 12' 1" (4.22m x 3.68m), Bedroom 16' x 12' 5" (4.88m x 3.78m), Garage 19' x 16' 4" (5.79m x 4.98m)

Step Outside

The front of the property has a low wall boundary and paved driveway to accommodate 2/3 vehicles in addition to the double garage with roller up and over door. The garage has light and power and the GlowWorm boiler is mounted on the wall. To the side of the driveway is a raised area laid with pebbles and selection of palms with paved seating area just behind and pathways with gates either side of the property giving access to the rear.

The rear garden is paved the width of the property to accommodate garden furniture with further raised paved areas with planting accessed by steps with handrail where there is plentiful room for further furniture, barbecues, a shed and/or summerhouse. There is a selection of established plants with wall and fence boundary with outside lighting and outside electric points.

Agents Comments:

This incredibly spacious detached house, with 2,500sq ft of accommodation, enjoys three receptions rooms downstairs, one of which could be used to create a fifth bedroom/office etc, in addition to a large modern kitchen with numerous built in appliances including a coffee machine. Lovely sea views are commanded from the bedrooms to the front and three of the bedrooms enjoy their own en suite facilities. There is ample driveway parking to accommodate 2/3 vehicles as well as a double garage with courtesy door to the house and there is an enclosed rear garden. The pretty village centre and local pub is just a stones throw away.

LOCATION:

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 pub and village hall in Holcombe and further countryside views and walks beyond the village. There is a small village shop, open part time hours.

Floor Plan

Fordens Lane, Holcombe, Dawlish, EX7

Approximate Area = 2503 sq ft / 232.5 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Garage = 313 sq ft / 29 sq m
Total = 2892 sq ft / 268.6 sq m
For identification only - Not to scale

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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Directions:

Taking the Dawlish Road, Fordens Lane can be found on the left leading into the village of Holcombe.

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