



**Windward Rise, Dawlish, EX7**

£600,000 Offers Over

# Property Description

**AGENTS COMMENTS** This is a substantial detached property set on the edge of the picturesque village of Holcombe giving good access to both Teignmouth and Dawlish and being just a short stroll from Holcombe Beach. The reverse level design affords lovely sea views from the living room and kitchen in addition to the front and rear gardens. With four double bedrooms, 2 en suites, family bathroom and utility, this property makes a fantastic coastal family home and also benefits from driveway parking and a double garage.

**STEP INSIDE** Stepping into the very spacious entrance hallway with tiled flooring, there is hanging for coats, an attractive spindled staircase approaching the galleried landing and doors off to the bedrooms and family bathroom. A window overlooks the front.

Downstairs are four good sized double bedrooms. Two of which have a front aspect and one of these enjoys built in storage with hanging and shelving and an en suite shower room with ceiling spotlights, shower cubicle, low level dual flush WC, pedestal wash hand basin and an obscure window to the rear.

A further bedroom overlooks the side.

Another very generous double bedroom with side aspect has a glazed door with glazed side panel with fitted cat flap leading out to the rear garden. This bedroom also benefits from built in storage with hanging and shelving and a large en suite shower room with ceiling spotlights, heated towel rail, large shower cubicle, pedestal wash hand basin with vanity cabinet above and shaver point and low level dual flush WC. There is an obscure glazed window to the side.

Ascending the attractive turning staircase to the generous and bright galleried landing, there are two useful storage cupboards, one of which houses the hot water cylinder, a window overlooking the rear garden and access to the loft



space. There is a separate WC on this level and there are doors off to the kitchen/breakfast room and lounge/diner and office/study.

The kitchen overlooks the front and side of the property and enjoys sea views and is equipped with a range of base and wall units with groove cut worktop, tiled splash backs and ceiling spotlights. There is a Stoves Dual Fuel Range oven with 7 gas burners, plumbing and space for a dishwasher. A counter with worktop naturally divides the dining area where there is ample room for a table and chairs and space for further appliances. The utility, again with the same wall and base units, has a window overlooking the front and has plumbing and space for a washing machine, additional sink with the same groove cut worktop and the Worcester boiler is mounted on the wall.

The lounge/diner is a very generous 'L' shaped room with the living area enjoying a lovely sea view to the side of the property. There is a feature fireplace with wood mantle encasing an open fire and a further window overlooks the landscaped side garden area. The dining space is also very generous, large enough for a dining suite, with a window overlooking the side garden.

There is another good sized and versatile room on the upper floor overlooking the front which could have a number of uses such as study, office, home gym, hobbies room etc.

Council Tax Band G - £3,217 per year.

MEASUREMENTS Lounge 17' 7" x 15' 8" (5.37m x 4.78m), Dining Room 11' 6" x 10' 3" (3.5m x 3.13m), Kitchen/Breakfast Room 19' 2" x 11' 6" (5.84m x 3.5m), Utility 9' 4" x 5' 1" (2.85m x 1.55m), Study/Office 11' 6" x 8' 11" (3.5m x 2.71m), Bedroom 16' 11" x 11' 6" (5.17m x 3.5m), Bedroom 12' 8" x 9' 8" (3.85m x 2.95m), Bedroom 12' 6" x 9' 6" (3.85m x 2.89m), Bedroom 15' 8" x 11' 5" (4.78m x 3.48m), Garage 19' 4" x 19' 2" (5.88m x 5.84m)

STEP OUTSIDE The side of the property enjoys driveway parking leading up to the integral double garage with twin up and over doors, one of which is remotely operated. The garage has light and power, useful storage racking and a tap. A gate off the drive gives access to the rear garden. To the front, steps with handrail

lead to the front door with storm porch where there are lovely sea views. A path wraps around the other side of the property where another gate gives access to the side and rear and a shed is sited.

The enclosed rear and side garden is beautifully landscaped with areas of level lawn tiered with attractive dry stone walling. The garden wraps from the rear around to the driveway and to the other side to the front of the property. There is a lovely raised paved seating area with pergola enjoying beautiful sea views, pond and outside tap. There are outside electric points and exterior lighting.

**LOCATION** Holcombe is 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.

EPC Rating: C

# Key Features

- ✓ Reverse Level Detached House
- ✓ Four Double Bedrooms
- ✓ Two En Suite Shower Rooms
- ✓ Large Lounge/Diner
- ✓ Sea Views
- ✓ Kitchen/Breakfast Room
- ✓ Utility
- ✓ Driveway Parking & Double Garage
- ✓ Beautifully Landscaped Gardens
- ✓ EPC - C

















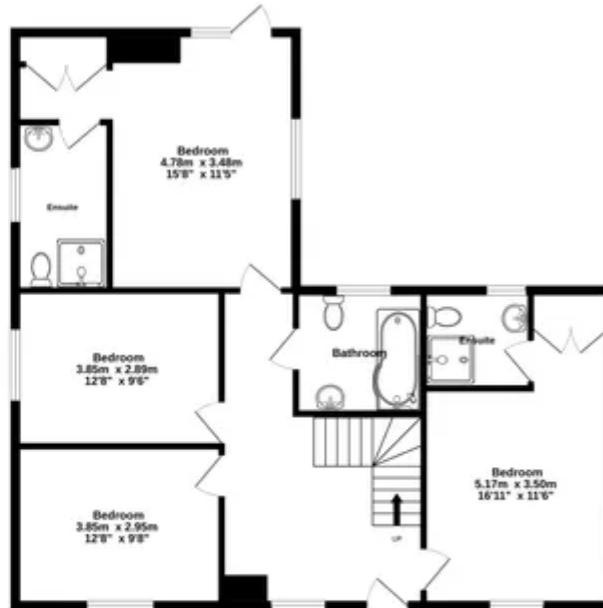


# All

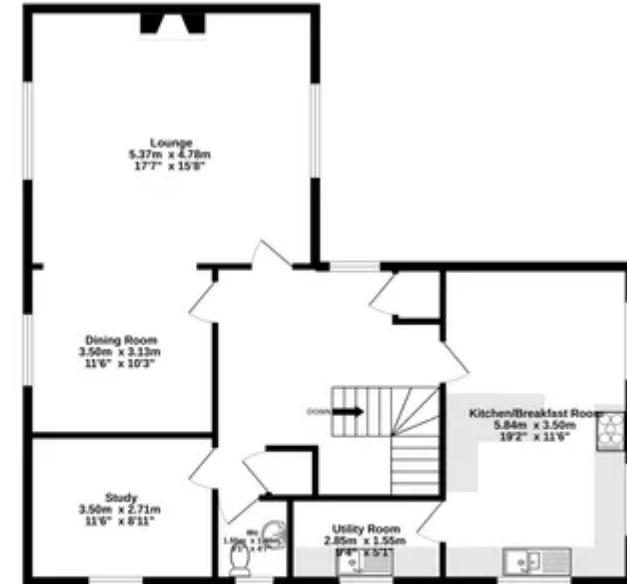
Garage  
34.3 sq.m. (370 sq.ft.) approx.



Ground Floor  
90.8 sq.m. (977 sq.ft.) approx.



1st Floor  
90.8 sq.m. (977 sq.ft.) approx.



**TOTAL FLOOR AREA : 215.9 sq.m. (2324 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.  
Made with Metropix ©2022



**Chamberlains**

01626 815815

teignmouthsales@chamberlains.co

