

Holcombe Road, , TQ14 8UP



Superb elevated sea and coastal views can be enjoyed from this stylish detached house on the Eastern edge of Teignmouth. Remodelled and finished to high standard the current owner's have created a comfortable and individual home.

Sitting room, kitchen/dining room, utility, 4 bedrooms, 3 en suite, family bathroom, sunny garden with two patios plus full length deck, garage and ample parking.

Tenure: Freehold. Council Tax Band E. EPC: C.

£785,000

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Location

The property is located on a quiet road of individually designed detached homes, approximately one mile from the coastal town of Teignmouth. The town offers a sandy beach, estuary beach, and a variety of independent shops, restaurants, pubs and cafes. There are also primary and secondary schools, a hospital, a sports centre, a range of water sports facilities, and a golf course.

The popular village of Holcombe is easily reached via a short stroll along a country lane which leads to the pub and there are nearby walks to the beaches, country lanes and farm tracks.

The area is well connected with the A38, A30 and M5 motorway giving access across the South West region and beyond. The mainline railway station in Teignmouth provides fast and easy access to Exeter and to London's Paddington and Waterloo stations. Exeter airport provides a number of connections to national and international destinations.

Accommodation

In recent years, the current owners have undertaken extensive renovations, thoughtfully enhancing the property while preserving its original character. The result is a seamless blend of contemporary style and period charm, combining modern design elements alongside traditional

features such as exposed wooden floorboards and stripped wooden doors, creating a comfortable and welcoming home. The design has been driven by a desire to maximise the views at every opportunity so they can be enjoyed whether relaxing in a comfy chair, eating at the dining table or even lying in bed.

The reception hall sets the tone for the property with many wood features and a high ceiling allows light to fill the area. The sitting room has bi-fold doors which draw the eye to the view and open onto the sun deck while a log burner forms a focal point. The well appointed kitchen/dining room is the heart of the home and is fitted with a cottage kitchen centred around an island and is complete with quality fittings. Bi fold doors open to the patio and terrace to the side and the sun deck to the rear which runs the full length of the house, creating an effortless flow between inside and out. There is also a useful utility area and cloakroom. A double bedroom has sliding patio doors to the side deck and a window offers the sea view and there is a well appointed en suite shower room.

The first floor landing gives access to three double bedrooms each offering French doors to Juliet balconies with outstanding sea views, with two of the rooms served by a modern en suite shower room and the main bedroom having built in





wardrobes. The well appointed bathroom completes the accommodation on this floor.

Outside

This stunning position can be enjoyed from the wrap around sun terrace where the view can be enjoyed in sunshine throughout the day. To the side of the property is a patio which also enjoys the view, creating a superb backdrop for entertaining or quiet enjoyment. There is an area of lawn and a useful garden shed and further store areas. In total the plot measures approximately a quarter of an acre.

Parking

To the front of the property is space to park several vehicles and a detached garage.

There is planning consent for a detached double garage with studio room over.

Agents Note

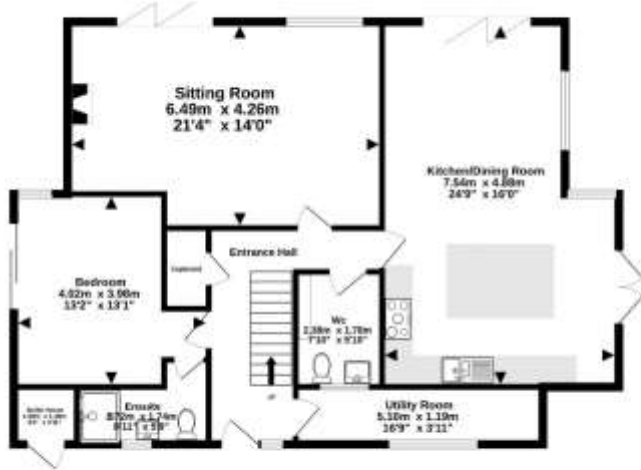
The owners have utilised the downstairs en suite bedroom as a self contained Airbnb letting room with its own access and deck. Current income this financial year being c£3,000, being a useful holiday fund.

Council Tax Band

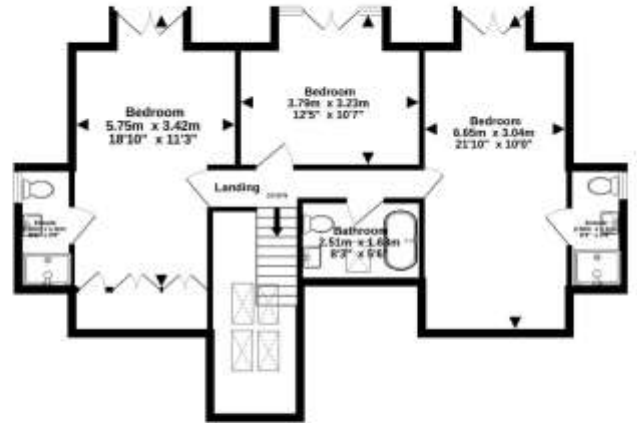
The council tax band is subject to an improvement indicator. The property has been improved or extended since it was placed in a Council Tax band therefore, the band will be reviewed and may increase following the sale of the property.



Ground Floor
98.7 sq.m. (1063 sq.ft.) approx.



1st Floor
70.7 sq.m. (761 sq.ft.) approx.



TOTAL FLOOR AREA : 169.4 sq.m. (1824 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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