



Pinecliff 51a Windward Lane Holcombe  
£325,000

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Chartered Surveyors and Estate Agents

## SITUATION AND DESCRIPTION

'Pinecliff' is a wonderfully individual home with lovely views towards the sea and South Devon coastline tucked away near the end of a favoured residential cul-de-sac on the seaward side of the coast road linking Dawlish with Teignmouth. Both are popular coastal towns which offer excellent local amenities, mainline railway stations, and a wide range of leisure and entertainment facilities. There is good access to the cathedral city of Exeter, with its international airport, and to the M5 motorway.

'Pinecliff' was originally a chapel but was converted some while ago to create a lovely spacious bungalow with generous accommodation and a huge attic offering further potential living space (subject to the necessary planning consents). It now provides a comfortable and attractively presented home with a versatile layout and in recent years 'Pinecliff' has been further enhanced with the addition of a superb master bedroom suite with dressing room and bathroom. The Sun Lounge has large patio doors designed to take full advantage of the fine view across the beautifully landscaped garden and beyond to the sea and coastline west of Teignmouth. There is gas central heating, double glazing, and a modern comprehensively fitted kitchen and extremely useful adjoining utility room.

The 'in and out' driveway provides parking for several vehicles in addition to the twin garages which provide valuable storage/workshop space.

## ACCOMMODATION

Brief details of the accommodation with approximate measurements are as follows:-

uPVC double glazed front door with patterned glass and matching side panels to

### Reception Hall

Coved ceiling; radiator; telephone point; hatch with folding timber ladder to **large attic** which runs the full length of the property and is part boarded, has a pine clad ceiling, power and lighting, and an attractive stained glass window.

### Cloakroom

Pedestal wash basin with a tiled splash back; low level WC; coved ceiling; radiator; uPVC double glazed window with patterned glass.

### Living Room

5.23m x 3.62 (17' 2" X 11' 11")



A bright room with twin uPVC double glazed windows and an attractive wood burner set within a brick fireplace with a tiled hearth and a solid timber mantel over. Coved ceiling; two radiators; dimmer switches; television aerial point opening into

### Sun Lounge

3.06m x 2.42m (10' 0" x 7' 11")



A charming room with uPVC double glazed patio doors giving direct access on to the external decking and affording lovely views to the sea and along the coastline. Coved ceiling; radiator; delightful stained glass window.

### Kitchen

3.75m x 2.61m (12' 4" x 8' 7")



Extensively fitted with a matching range of base and eye

level units which include a glass fronted display cabinet and concealed lighting. One and a half bowl sink unit with a mixer tap set within roll edged worktops with attractive tiled splashbacks; a range of integrated appliances which include a Neff built in double oven with a gas hob and extractor over; twin Bosch fridges and a dishwasher. The kitchen benefits from a dual aspect with uPVC double glazing; laminate flooring; telephone point; television aerial point; spotlights on a dimmer switch and a door leading to ....

**Utility Room** 2.63m x 2.37m (8' 8" x 7' 9")  
Fitted with matching base and eye level units with stainless steel sink unit set within roll edged work tops; gas central heating boiler and programmer; large built in cupboard with shelving; coved ceiling; laminate flooring; uPVC double glazed door leading to the garden; space and plumbing for washing machine. Space for upright freezer.

**Master Bedroom** 3.74m x 3.11m (12' 3" x 10' 2")  
Double built in wardrobe with a coved ceiling; uPVC double glazed window; radiator; reading lights; telephone point; archway to ...

**En-suite dressing room** 3.02m x 2.09m (9' 11" x 6' 10")  
Incorporating a range of wardrobes with a matching dressing table unit with wall light points over and a chest of drawers. uPVC double glazed windows; spotlights; radiator; door to ...

#### **Fully tiled en-suite bathroom**

Attractively appointed with a white suite comprising a whirlpool bath with shower mixer taps and a MIRA shower over; pedestal wash basin with a mirror light and a shaver point over; close coupled WC; coved ceiling with spotlights; uPVC double glazed window with patterned glass; extractor; radiator.



**Bedroom 2** 3.11m x 2.52m (10' 2" x 8' 3")  
uPVC double glazed window to the front of the property. Double built in wardrobe with hanging rail and shelving; coved ceiling; radiator.

**Bedroom 3** 2.62m x 2.5m (8' 7" x 8' 2")  
uPVC double glazed window overlooking the rear garden ;

coved ceiling; telephone point; radiator; double built in wardrobe with hanging rail and shelving plus an additional cupboard above.

**Bedroom 4/ Dining Room** 6.1m x 2.49m (8' 7" x 8' 2")  
Currently used as a dining room and featuring a built in wardrobe which is fitted with shelving and there is an additional cupboard above. uPVC double glazed window over looking the front garden; radiator.

#### **Bathroom**

Fully tiled and featuring a panelled bath with a mixer tap and a MIRA shower over. Pedestal wash basin with a mirror and shaver point; close coupled WC; separate tiled shower cubicle; coved ceiling; uPVC double glazed window with patterned glass; radiator.

#### **Outside**

To the front of the house there is a large turning circle with space for a number of vehicles with a circular planter stocked with shrubs as a centrepiece. There is outside lighting to the front and rear.

**Garage 1** 5.06m x 2.79m (16' 7" x 9' 2")  
With an up and over door, power and lighting and a window to the rear.

**Garage 2** 4.02m x 3.01m (13' 2" x 9' 11")  
Up and over door power and lighting.

The front garden is well stocked with a variety of mature and well tended plants and shrubs.

The principal area of garden lies to the southern side and features two elevated areas of decking - one with an electric awning and both offering lovely views along the garden to the sea and the South Devon coastline in the distance. The garden features a host of colourful plants and shrubs with a wide gravelled pathway which provides various attractive sitting areas.

To the rear of the property there is a further area of garden with an outside tap and a timber shed.





## Tenure

The house is offered freehold and with vacant possession on completion.

## Services

All main services are available and there is a gas fired central heating system.

## Directions

From Teignmouth take the B3199 coastal road towards Dawlish. On reaching Holcombe proceed up the hill and turn right just immediately before a speed camera into Windward Lane. Towards the end of the lane there is a spur on the left hand side and Pinecliff will be found along this spur after a very short distance on the left hand side. (For Satellite Navigation EX7 OJQ)

## Viewing

Strictly by prior appointment with the vendors agents.



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For the attention of Michael Henderson

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