

# Windward Lane, **Holcombe**, EX7 0JH



A fantastic opportunity to purchase this split level 3 bedroom detached home situated in a small cul de sac within Holcombe. The property has gas central heating, double glazing and lovely views.

FREEHOLD, COUNCIL TAX BAND - E, EPC - D.

£399,950

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**OBSURE UPVC DOUBLE GLAZED FRONT DOOR AND SIDE WINDOW TO:**

**ENTRANCE HALL**

Radiator, fitted storage cupboards, doors to the bedrooms and shower room, a few steps up to:

**SITTING/DINING ROOM**

L shaped room with windows to 3 sides and lovely views over the surrounding countryside and towards the sea, 3 radiators, coved ceiling, fireplace with wood burning stove and door to:

**KITCHEN**

Base and eye level units with work tops over, stainless steel sink with drainer and mixer tap, fitted oven and hob, space for a small fridge/freezer, uPVC double glazed window with stunning countryside views, uPVC double glazed back door to a small balcony with steps leading to the rear garden. Door back to the entrance hall.

**BEDROOM 1**

uPVC double glazed window to the front, radiator and fitted bedroom furniture.

**BEDROOM 2**

uPVC double glazed window to the rear, radiator and fitted bedroom furniture.

**BEDROOM 3**

uPVC double glazed window to the front and radiator.

**BATHROOM**

Modern suite comprising panelled bath with shower and glass screen, WC, wash hand basin set in a vanity unit, radiator, spot lights and uPVC double glazed window to the rear.

**CLOAKROOM**

WC, pedestal wash hand basin, radiator and uPVC double glazed window to the rear.

**OUTSIDE**

To the front of the property is a driveway leading down to the garages with a sweeping path leading to the front door. The front garden has a level lawn with raised flower beds with an abundance of established plants trees and shrubs giving good privacy from the roadside. Access to the rear can be gained by both side of the property. The rear garden again has a level lawn, established plants trees and shrubs, green house and outside storage cupboard. The gardens are a real feature of the property and need to be viewed to be fully appreciated. Wonderful views can be gained from the front garden.

**DOUBLE GARAGE**

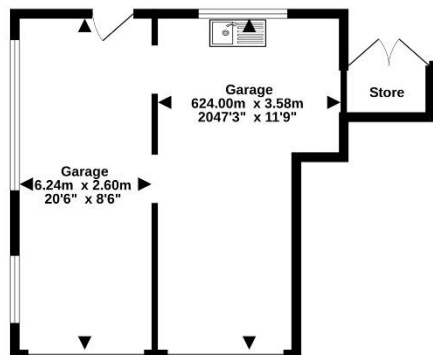
L shaped. Brick central wall with 2 openings, 2 wood doors to the front, uPVC double glazed door to the rear, windows to the side and rear. Base unit with sink, plumbing for a washing machine, wall mounted gas central heating boiler, tap, power and light connected.



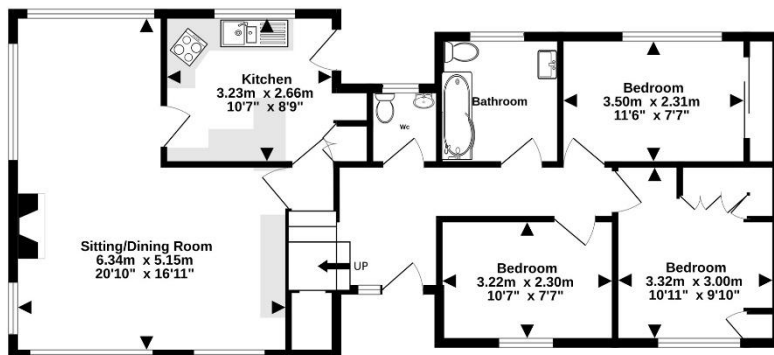




**Double Garage**  
37.1 sq.m. (400 sq.ft.) approx.



**Ground Floor**  
80.6 sq.m. (867 sq.ft.) approx.



**TOTAL FLOOR AREA : 117.7 sq.m. (1267 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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