



**JOHN COUCH**
THE ESTATE AGENT

Marlborough House
10 Blenheim Close Torquay Devon
£869,000 Freehold



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A contemporary home, updated and extended to provide deceptively spacious and flexible accommodation for a modern lifestyle, sitting in beautiful south facing gardens, with some sea views, located in a select residential close

- Detached house on a level plot ■ Some bay views
- Open plan kitchen/breakfast room ■ Three reception rooms ■ Office
- Four bedrooms ■ En-suite and family bathroom ■ Cloakroom/WC
- Sunny level gardens ■ Log cabin & hot tub ■ Detached garage with utility

FOR SALE FREEHOLD

Marlborough House is quietly set within a close of similar homes built c1989 by a well-respected national house builder. This spacious property has been successfully extended over recent years and with a continuing programme of refurbishment it now provides a stylish, well presented home for contemporary seaside living.

LOCATION

Blenheim Close occupies an elevated position in a desirable residential location adjacent to the Lincombes Conservation Area where many period homes still remain. This location, sought after for its peaceful ambiance, is also close to a local bus route and within walking distance of the village style community at Wellswood, with its church, school, pub, restaurant, cafes and shops.

Nearby are footpaths that meander through Lincombe Woods to Ilsham Valley and the beach at Meadfoot, home to a waterside beach café, parking and the stunning Regency crescent that is home to the Osborne Hotel.

INTERIOR

From the driveway a level path and a single step rises to the front door which opens to the entrance hall where the impressive interior spans some 2000 sq ft of light-filled space. To the right side is a versatile room that overlooks the front of the house and would offer a home office or ground floor bedroom, there is an adjacent cloakroom and WC.

A glass partition with a door opens to the inner hallway where the sitting room can be accessed to the left side.

This room originally spanned the width of the house but has been divided to provide a sitting room with a window looking to the front of the house and a separate snug/study that is accessed from the kitchen and which overlooks the back garden.

(We understand that this could be easily re-instated as a single living space with the removal of the stud partition wall).

The kitchen/breakfast room is at the heart of the house with the layout working particularly well for family gatherings or as a hub when entertaining. The space is well fitted with an extensive range of wall and base units, integrated appliances and space for an American style side-by-side fridge freezer and with contrasting countertops that flow round to provide a casual dining area.

VIEWING BY APPOINTMENT ONLY

The adjoining dining room has a feature vaulted ceiling and is arranged as an open plan space designed to allow easy access to the kitchen whilst keeping the working areas out of view.

There is a lovely synergy between the inside and outside created by the patio doors which provide an abundance of natural day light and open to the south facing garden terrace.

From the end of the kitchen there is a further large reception room where windows frame garden views and patio doors open to a south-facing sun terrace.

Returning to the hallway the stairs rise to the first floor level where a large double bedroom with fitted wardrobes overlooks the front of the house with a slightly smaller double room overlooking the garden to the rear.

The principal bedroom has a wall of wardrobes but it is the bay views framed by the large windows that draw you into this space. An en-suite bathroom has been fitted in a contemporary style. There is a pull-down loft ladder giving access to the boarded loft space. Completing the accommodation at the first floor is a family bathroom with large walk-in shower.

OUTSIDE

The driveway provides parking for several cars and a side-gate allows access from the driveway into the garden.

The front garden has two small lawned areas dissected by an evergreen hedge with gravel borders adjacent to the house.

To the rear the gardens present a series of outside rooms that have been designed for ease of maintenance and to provide spaces for relaxation and enjoyment of outside living.

Flagstone paths and terraces flow around the house with areas of lawn and mature shrubs ensuring the gardens looks verdant throughout the year. An attractive garden shed not only provides useful storage but also makes an appealing focal point in one corner of the garden whilst a hot tub and log cabin in another area create the perfect spot for entertaining with terraces for al-fresco dining.

The large double garage has an automated door with a loft ladder providing access to the excellent boarded storage space above. The rear of the garage has been fitted out with units providing space and plumbing for laundry appliances and capped with granite countertops. A door opens to the rear garden.

AREA

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2024/2025 £3225.23)

MOBILE PHONE COVERAGE 02, EE, Three and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)



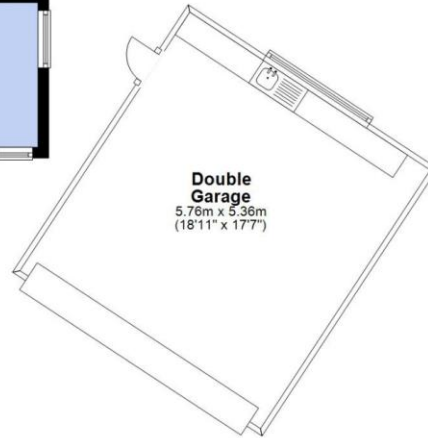
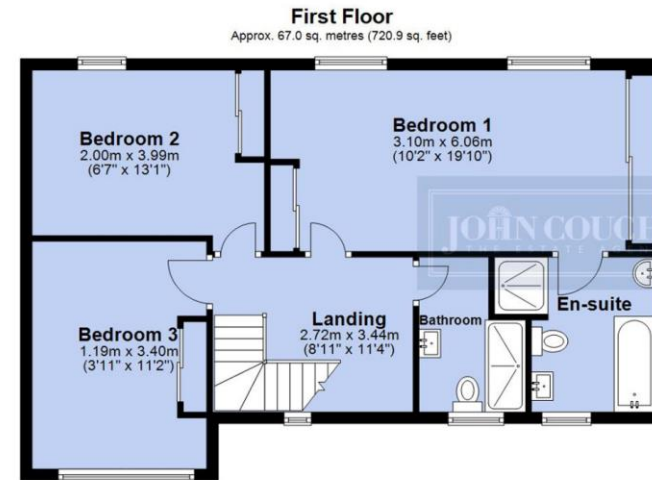
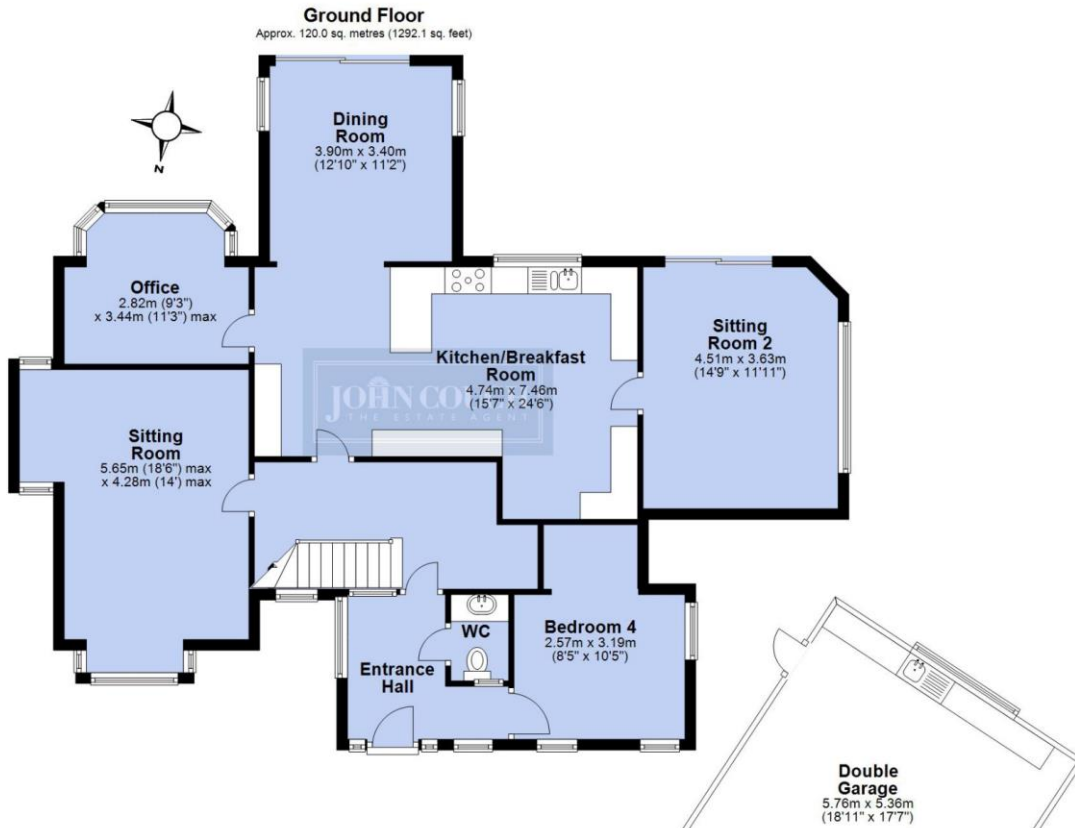












Total area: approx. 187.0 sq. metres (2013.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not average ePCoat - higher running costs			
England, Scotland & Wales			

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.