



**RAMSDELL HOUSE**  
TORQUAY TQ1 1SF



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One of Wellswood's most substantial homes, this stunning property is tucked away off Higher Warberry Road in a commanding position surrounded by greenery and with stunning sea views. The property sits in beautiful grounds with an impressive driveway to the front and sprawling gardens at the back of the property centred around a swimming pool. Wellswood is known for its tranquil and leafy street scene and properties in this area are especially sought after. It offers seven bedrooms, four reception rooms, four bathrooms and an impressive fitted kitchen.

## Entrance Hall

Front elevation double glazed door and window. Wall mounted radiator. Picture rail. Stairs to first floor. Rear elevation double glazed window. Ground floor heating zone thermostat. Storage cupboard.

## Living Room 20' 1" x 19' 7" (6.12m x 5.96m)

Rear and side elevation double glazed windows. Rear elevation double glazed french doors. Coving. Log burner with slate hearth. Coving. Ceiling rose. Wall mounted radiators. Under stairs storage.

## Study 14' 7" x 8' 6" (4.44m x 2.59m)

Front elevation double glazed sash bay window. Ceiling rose.

## Dining Room 11' 10" x 18' 9" (3.60m x 5.71m)

Front elevation double glazed sash bay window. Gas fire with decorative surround. Picture rail.

## Kitchen 11' 4" x 18' 6" (3.45m x 5.63m)

Fitted kitchen with wall and base units. Black granite work surfaces. Sink with ingrained drainer and waste disposal unit. Side elevation double glazed windows. Space for 1m cooker with cooker hood over. Integrated dishwasher. Space for American style fridge freezer. LED downlighter and under cupboard lights.

## Breakfast room 14' 11" x 8' 0" (4.54m x 2.44m)

Rear and side elevation double glazed windows. Wall mounted radiator. Storage cupboards.





**Utility room** 7' 11" x 6' 6" (2.41m x 1.98m)

Wall and base units. Plumbing for washing machine. Front elevation double glazed window. Gas Boiler. Extractor fan.

**WC**

Low level WC. Wash hand basin with vanity unit. Period tiling. Rear elevation double glazed frosted window.

**First Floor Landing**

Stairs up to second floor. Storage cupboard housing hot water tank and alarm controls. Rear elevation double glazed window. Wall mounted radiator. First floor heating zone thermostat.

**Bedroom One** 20' 1" x 14' 4" (6.12m x 4.37m)

Rear elevation double glazed window. Wall mounted radiator. Picture rail. Coving. Fitted wardrobes.

**En-suite**

Low level WC. Wash hand basin. Panelled bath with shower over. Coving. Tiling. Heated towel rail.

**Bedroom Two** 15' 9" x 9' 1" (4.80m x 2.77m)

Front elevation double glazed bay sash window. Picture rail. Fitted wardrobes.

**Bedroom Three** 8' 11" x 13' 3" (2.72m x 4.04m)

Front elevation double glazed bay sash window. Picture rail. Wall mounted radiator.

**Bedroom Four** 11' 2" x 13' 2" (3.40m x 4.01m)

Front elevation double glazed window. Wall mounted radiator. Fitted book shelves.

**Bedroom Five** 10' 0" x 12' 0" (3.05m x 3.65m)

Wall mounted radiator. Fitted wardrobes.

**Bathroom**

Tiling. Under floor heating. Low level WC. Wash hand basin. Heated towel rail. Panelled bath. Shower cubicle. Side elevation double glazed frosted window.

**Second Floor Landing**

Rear elevation double glazed window.





**Bedroom Six** 12' 2" x 19' 11" (3.71m x 6.07m)  
Side elevation double glazed window. Wall mounted radiator. Eaves storage. Fitted wardrobes.

**En-suite**

Shower cubicle. Tiling. Wash hand basin. Low level WC.

**Bedroom Seven** 19' 2" x 12' 2" (5.84m x 3.71m)  
Side elevation double glazed window. Eaves storage.

**General**

**Services:**

All mains services are believed to be connected to the property.

**Local Authority:**

Torbay Council

**Council Tax:**

G



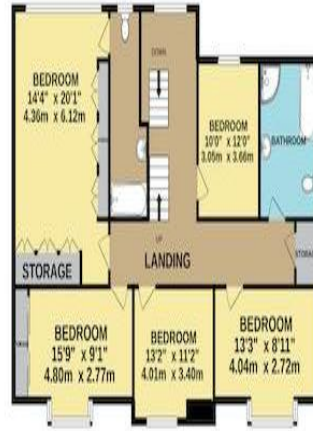


*Julie Sower*  
Estate Agents

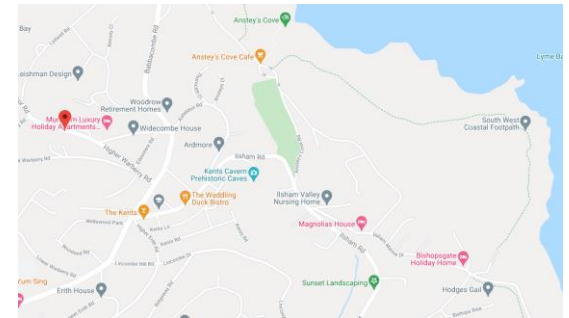
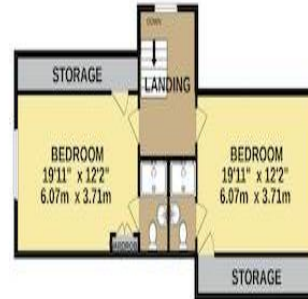
GROUND FLOOR  
1775 sq.ft. (164.9 sq.m.) approx.



1ST FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.



2ND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 3686 sq.ft. (342.4 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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IMPORTANT: we would like to 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.