



RIDGWOOD
TORQUAY TQ1 2DR

H S Owen
Estate Agents

Daddyhole
plain 1/2
lead out
beach 1

RIDGWOOD

TORQUAY TQ1 2DR



An exceptional detached house located in Rock End which is one of Torquay's most sought after areas. The area is incredibly popular for both its proximity to Torquay Harbour & Meadfoot beach as well as the outstanding sea views that are on offer with many of the properties. This house in particular sits in a very large plot with possibly the biggest garden on the road. The current owners have done an outstanding job of ensuring the gardens are well kept and have made vast improvements with the implementation of block paved patios to both the front and rear of the house allowing for plenty of space to sit out and enjoy the surroundings. They have also carefully shaped the hedge at the front of the property to allow for a sea view whilst sat on the front patio! In brief this charming property comprises of three bedrooms, a master en-suite, family bathroom, two spacious reception rooms, a kitchen/breakfast room, downstairs WC, utility room, workshop, sauna suite with wet room and finally a beautiful balcony with sea views.

Entrance Lobby 9' 5" x 6' 8" (2.87m x 2.03m)

Coved ceiling. Built in cupboard with wooden slatted shelving. Wall mounted radiator. Ceramic tiled floor. Side elevation double glazed door.

Reception Room 22' 3" x 16' 2" (6.78m x 4.92m)

Window with sea views overlooks the front. Coved ceiling. Wall mounted radiators. French PVCu double glazed doors overlook and lead to the rear garden. Television point.

Living Room 17' 0" x 13' 11" (5.18m x 4.24m)

Coved ceiling. Minster style store fireplace with matching hearth and fitted living flame gas fire. Fitted shelving. Window with sea views overlooks the front.

Kitchen/ Dining room 25' 11" x 9' 8" (7.89m x 2.94m)

Inset ceiling downlighters. Fitted with a comprehensive range of white high gloss units of base cupboards, drawers, pan drawers and matching wall cupboards with granite work surfaces and generous matching splashbacks. Integrated dishwasher. Twin integrated refrigerators and freezers. Inset one and a half bowl stainless steel sink with mixer tap. Fitted Rangemaster oven with ceramic hob and extractor chimney over. Skirting heater. Triple aspect with windows overlooking the front and side gardens enjoying views towards the sea. PVCu double glazed 'stable' door leading to the front garden.





H/S Owen

Inner hall

Wall mounted radiator. Cupboard with shelving, obscure double glazed window and electric light. Walk in larder cupboard with shelving and electric light.

Cloakroom

Coved ceiling. Low level WC. Wash hand basin set in vanity unit with cupboard beneath and mirror over. Obscure double glazed window. Dado rail. Ceramic tiled floor. Wall mounted radiator.

Laundry 9' 2" x 8' 11" (2.79m x 2.72m)

Two PVCu double glazed windows to the side. Belfast sink. Fitted appliances including washing machine, tumble dryers. Chest fridge/ freezer. Gas meter. Extractor fan. Four electric wall lights. Fitted shelving.

Workshop 12' 8" x 8' 11" (3.86m x 2.72m)

Electrics circuit breaker box. Electrics consumer box. Window overlooks the side. Two electric lights. Fitted shelving.

Landing

Hatch with access to part boarded roof space with electric light. Airing cupboard housing Worcester gas boiler and wooden slatted shelving.

Master suite

Bedroom 14' 1" x 12' 9" (4.29m x 3.89m)

Coved ceiling. Double aspect windows over front and side enjoying sea views. Wall mounted radiator.

En-suite

Suite comprising panelled bath with twin hand grip, mixer tap and shower. Wash hand basin set in vanity unit with cupboards and drawers beneath and illuminated mirror over. Shaver socket. Low level WC. Bidet. Double shower cubicle. Two windows. Attractive fully tiled walls. Ceramic tiled floor. Two extractor fans.

Bedroom Two 14' 0" x 12' 6" (4.26m x 3.81m)

Coved ceiling. Window with sea views overlooks the front. Wall mounted radiator.





Heavenly
Estate Agents

Bedroom Three 14' 5" x 13' 11" (4.39m x 4.24m)
Coved ceiling. Double aspect with views towards the sea and surrounding area. Sliding patio doors to: Balcony with stainless steel glass and rail.

Bathroom 10' 10" x 7' 9" (3.30m x 2.36m)
Panelled corner bath with mixer tap, shower and screen. Low level WC. Bidet. Wash hand basin set in vanity unit with cupboards and drawers beneath and large mirror with top cupboards and downlighters over. Fully tiled walls. Two windows. Extractor fan. Ladder style radiator.

Sauna Suite 9' 11" x 5' 4" (3.02m x 1.62m)
Wall lights. Side elevation door and window.

Shower room

Low level WC. Wash hand basin. Extractor fan. Fitted shower.

General

Services:

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

Local Authority:

Torbay Council

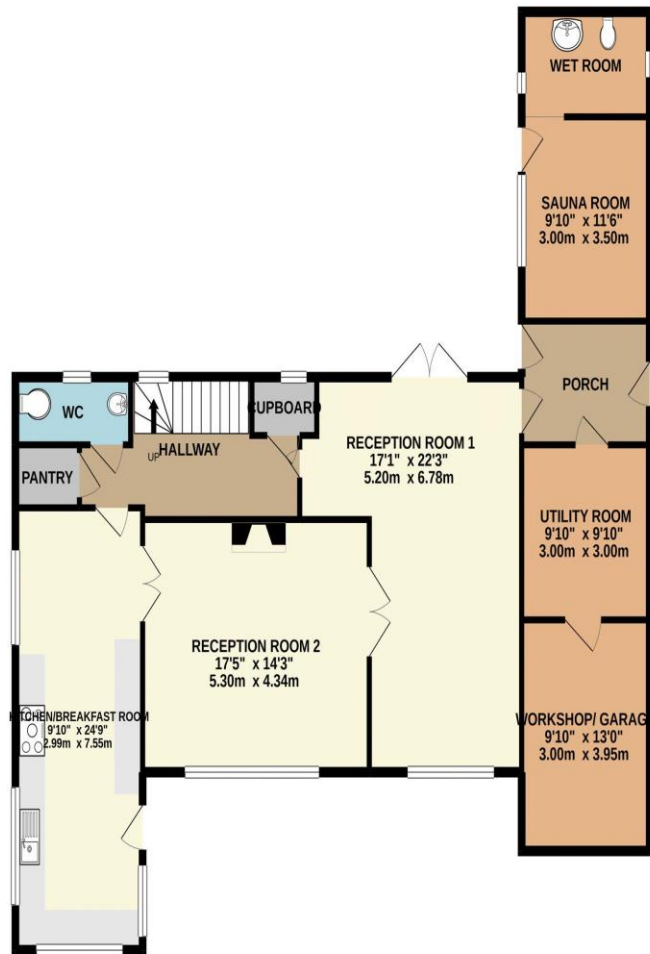
Council Tax:

F

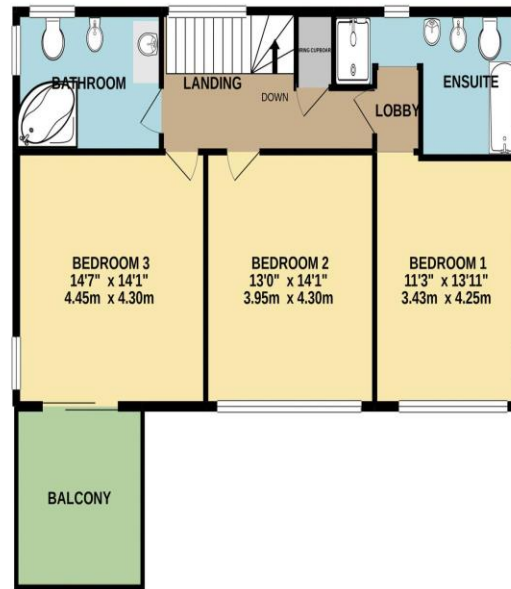




GROUND FLOOR
1420 sq.ft. (131.9 sq.m.) approx.

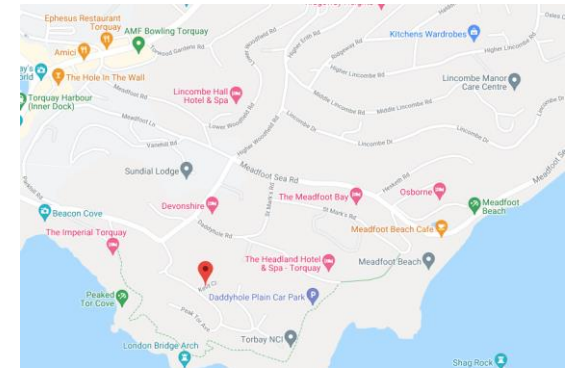


1ST FLOOR
862 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 2281 sq.ft. (211.9 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.
Made with Metropix ©2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



66 Torwood Street, Torquay
Devon, TQ1 1DT

Tel: 01803 364 029
Email: info@hsowen.co.uk
www.hsowen.co.uk

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.