



WHIDBORNE AVENUE  
TORQUAY TQ1 2PQ



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An incredibly rare opportunity to purchase one of Torquay's most luxurious waterside homes. This architecturally designed house boasts exquisite open plan living accommodation with outstanding sea views across Lyme Bay. The current owners have taken great care in ensuring the property is sleek & stylish, yet also incredible welcoming and homely. There are fantastic spaces to unwind in utter peace and tranquility and also entertain on a large scale if needed. Its jewel in the crown is the master suite with a large private roof terrace, balcony off the bedroom, dressing room and a bathroom of great quality offering sea views from the bath and shower. The property boasts three bedrooms, all en-suite, roof garden with outside log burner, open plan living/dining and kitchen, utility room, cloakroom, double garage and impressive entrance lobby. The property is designed around the stunning views with all principle rooms facing out towards Lyme Bay really making the most of the location.

## Entrance Gallery

Front elevation entrance door. One and a half storey height with open gallery spaces from the lounge and kitchen. Side elevation double glazed windows. Stairs up & down. Storage cupboard.

## Cloakroom

Feature backlit wall. Low level WC. Wash hand basin with vanity unit. Wall mounted mirror. Extractor fan.

**Open Plan living & kitchen space** 33' 2" x 45' 5"  
(10.10m x 13.83m)

## Living area

Two rear elevation sliding doors opening onto full width sun terrace. Feature inset wood burner. Tiled floor with under floor heating. Stairs to entrance and up to master suite. Side elevation double glazed window.

## Kitchen & Breakfast area

Fully fitted kitchen with Siemens appliances. Instant hot & cold tap. Two fitted dishwashers. Double sink with ingrained drainer. Walk in larder. Fitted oven. Fitted microwave & steam oven. Fitted fridge and freezer. Soft close on all units. Westin extractor over induction hob with Wok burner. Weng wood breakfast bar. Tiled floor with underfloor heating.

## Dining area

Front elevation double glazed window. Tiled flooring with underfloor heating.





## Master Suite

### Landing

Rear elevation double glazed window. Side elevation double glazed door to roof terrace. Tiled floor with underfloor heating. Storage cupboards.

### Roof terrace 17' 2" x 15' 4" (5.23m x 4.67m)

Panoramic Sea views across Lyme Bay including Teignmouth & Exmouth. Tiling. Glass balustrades. Outdoor log burner. Power points.

### Bedroom 13' 11" x 12' 7" (4.24m x 3.83m)

Rear elevation double glazed windows. Side elevation door to additional balcony. Sliding doors to roof terrace. Tiled flooring with underfloor heating.

### Master bathroom

Glass panel across landing to enjoy sea views. Low level WC. Bidet. Wash hand basin with vanity unit. Large fitted dressing & beauty table. Glass panelled walk in shower with waterfall attachment. Sunken bath with adjoining window to enjoy sea views. Fitted mirror. Heated towel rails.

### Dressing room 20' 5" x 8' 2" plus wardrobes(6.22m x 2.49m)

Two front elevation velux windows. Tiled floor with underfloor heating. Array of fitted wardrobes, shelving and hanging space. This room has more than enough space to be modified and used as a bedroom.

### Lower ground floor hall

Stairs up. Under stair cupboard. Tiled flooring with underfloor heating.

### Bedroom Two 15' 5" x 17' 6" (4.70m x 5.33m)

Rear elevation double glazed sliding doors to garden. Fitted wardrobe. Tiled flooring with underfloor heating.

### En-suite

Wash hand basin with vanity unit. Low level WC. Fitted mirror. Bath with shower over. Heated towel rail.

### Bedroom Three 17' 3" x 11' 3" (5.25m x 3.43m)

Dressing area with fitted wardrobes. Rear elevation double glazed sliding door to garden. Tiled flooring with





underfloor heating.

### En-suite

Large walk in shower with glass panel. Low level WC. Wash hand basin. Fitted mirror. Extractor fan. Heated towel rail.

### Utility room 17' 3" x 8' 0" (5.25m x 2.44m)

Fitted storage cupboards. Side elevation double glazed window. Base units with sink and ingrained drainer. Plumbing for washing machine. Hanging rail and shelving. Door to garage. Tiled flooring with underfloor heating.

### Double garage 18' 10" x 19' 6" (5.74m x 5.94m)

Side elevation double glazed window. Tiled flooring. Up and over electric garage door. Storage cupboard.



### General

#### Services:

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





*He Sower*  
Estate Agents



TOTAL FLOOR AREA : 3190 sq.ft. (296.3 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>		84
(69-80)	<b>C</b>	80	
(55-68)	<b>D</b>		
(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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