



ILSHAM MARINE DRIVE
TORQUAY

H S Owen
Estate Agents

ILSHAM MARINE DRIVE

TORQUAY



A truly one of a kind exquisite waterside home with some of the best sea views that Torquay has on offer. It has been finished to an incredibly high standard throughout with the focus of the home being its open sea views toward Lyme Bay. Entering the through the front door you have a spacious lobby with stairs down to the lower floor as well as access to the utility room and the living area. The lounge is open with an additional reception area as well as the kitchen/dining room, from all these rooms you have utterly beautiful and uninterrupted sea views as well as doors opening to the full width sun terrace. On the lower ground floor there are five bedrooms, two of which have en-suite bathrooms and two have access to the lower level sun terrace. There is a family bathroom as well as a snug which is accessed via bedroom one and bedroom two. Outside there is a beautifully landscaped garden which is split over multiple levels. At the bottom of the garden is a recently added summer house which could serve as any number of things including a gym, bar or home office. There is also a lovely patio area with built in outdoor bar and BBQ area which also has a hot tub situated near by. Accessed via the downstairs hall and bedroom five, there is an enclosed courtyard garden which is laid to artificial lawn, from here there is then access to a further utility style room. To the front of the house, there is a spacious driveway with room for multiple vehicles that leads to a spacious garage

Entrance Hall

Side elevation entrance door. Stairs down to lower ground floor. Side elevation double glazed French doors on part landing.

Living Room 15' 1" x 19' 8" (4.59m x 5.99m)

Wall mounted radiator. Rear elevation sliding doors to sun terrace. Open fireplace. Opening to sun room and kitchen/dining room.

Sun room 11' 3" x 11' 0" (3.43m x 3.35m)

Front elevation double glazed window. Rear elevation double glazed bi-folding doors.

Kitchen/Dining room 21' 1" x 12' 7" (6.42m x 3.83m)

Rear elevation double glazed sliding doors. Fitted kitchen with base units and granite surfaces over. Island unit. Four ring hob with cooker hood over. Fitted oven. Fitted dishwasher. Side elevation double glazed window.

Utility room 13' 9" x 8' 0" (4.19m x 2.44m)

Side elevation double glazed window. Base units with roll top work surfaces over. Sink with drainer. Plumbing for washing machine. Loft access. Wall mounted radiator.

Lower ground floor hall

Stairs to first floor.





Bedroom One 17' 4" x 9' 11" (5.28m x 3.02m)
Rear elevation double glazed French doors. Rear elevation double glazed windows. Wall mounted radiator. Side elevation double glazed window.

Dressing Room

Hanging space.

En-suite

Freestanding bath. Shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Shaver point. Extractor fan.

Bedroom Two 12' 4" x 10' 2" (3.76m x 3.10m)
Side elevation double glazed French doors. Wall mounted radiator.

Lounge 8' 6" x 11' 4" (2.59m x 3.45m)
Wall mounted radiation. Front elevation double glazed window.

Bedroom Three 14' 2" x 10' 5" (4.31m x 3.17m)
Rear elevation double glazed window. Wall mounted radiator.

En-suite

Shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

Bedroom Four 12' 8" x 12' 7" (3.86m x 3.83m)
Rear elevation double glazed window. Wall mounted radiator.

Bedroom Five 7' 1" x 17' 4" (2.16m x 5.28m)
Double glazed French doors. Side elevation double glazed window.

Bathroom

Shower cubicle. Low level WC. Wash hand basin. Panelled bath. Mounted TV. Heated towel rail. Side elevation double glazed frosted window.





General

Services:

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

Local Authority:

Torbay Council

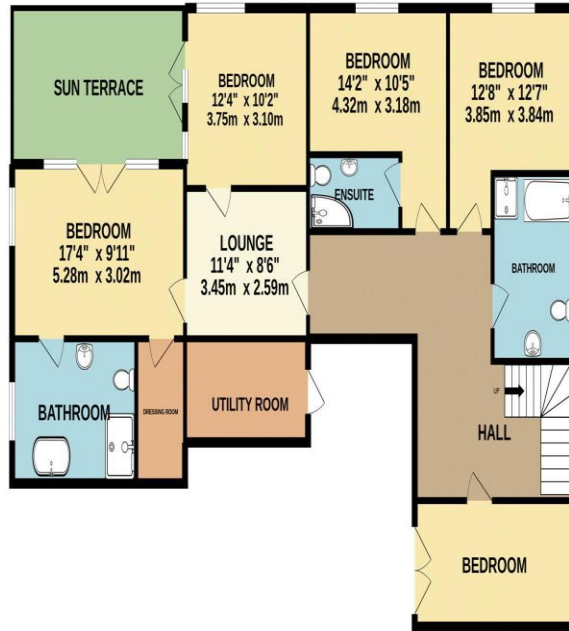
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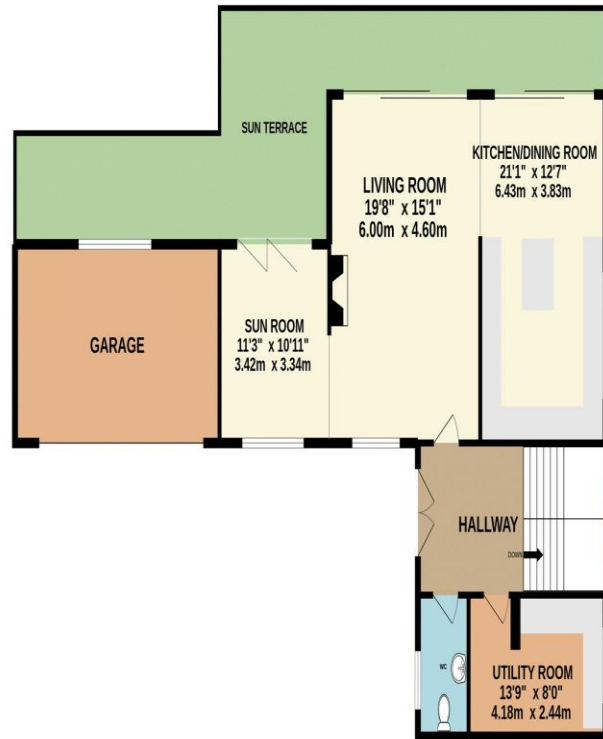




LOWER GROUND FLOOR
1369 sq.ft. (127.2 sq.m.) approx.



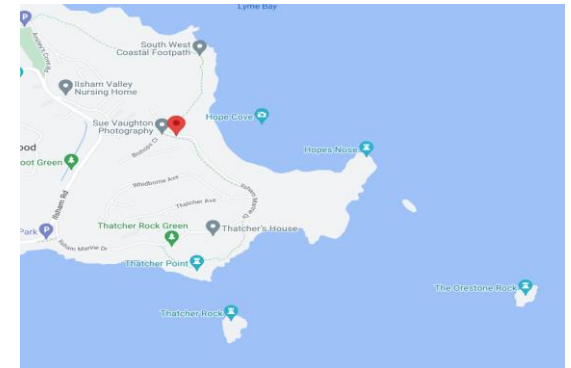
GROUND FLOOR
1199 sq.ft. (111.4 sq.m.) approx.



TOTAL FLOOR AREA : 2568 sq.ft. (238.6 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) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.