



RIDGEWAY ROAD
TORQUAY TQ1 2ES

H S Owen
Estate Agents

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Guide price £525,000 - £550,000 A beautifully presented four bedroom detached house sitting within a large plot in the Lincombes. This impressive home offers four good sized bedrooms, a large family bathroom, an open plan living/dining room, shower room and laundry room. There are lovely views across to the Warberries and and down towards the harbour. Externally there is a driveway leading to a garage at the front. An enclosed garden area at the front and then a large tiered garden at the rear of the house. The gardens are well cared for with some areas laid to lawn and a particularly pleasant patio sun terrace area. The house also comes with a small parcel of land behind the back garden which adjoins Higher Erith Road. Located in the highly desirable area of the Lincombes the property is within close proximity to the local amenities to include a convenience store, a hair salon, a Chinese take-away and a highly regarded local restaurant. There is also a bus stop to the end of the road providing links to the harbour side and beyond. The village of Wellwood is within close proximity with further amenities to include the local Co-Operative, a florist, beauty salon, hairdressers and the popular public house 'The Kents'. A local attraction is also nearby 'Kents Cavern' taking you into the depths of history. In this prestigious location you will also find within a short distance Ansteys cove and Meadfoot beach, fantastic beauty spots to enjoy during the summer months and fantastic walk paths all year round.

Entrance Hall

Stairs down to lower floor. Front elevation double glazed entrance door. Storage cupboard. Laundry room.

Open plan living/dining room 23' 3" x 12' 5" (7.08m x 3.78m)

Rear elevation double glazed windows. Wall mounted radiator. Fireplace.

Kitchen 10' 1" x 11' 3" (3.07m x 3.43m)

Fitted kitchen with wall and base units. Roll top work surfaces. Fitted oven and microwave. Fitted hob. Cooker hood. Front elevation double glazed window. Side elevation double glazed door. Boiler.

Shower room

Shower cubicle. Wash hand basin. Front elevation double glazed window. Low level WC. Tiling. Fitted mirror.

Lower hall

Rear elevation double glazed door.

Bedroom One 10' 1" x 16' 4" (3.08m x 4.98m)

Rear elevation double glazed window. Wall mounted radiator.

Bedroom Two 9' 6" x 12' 5" (2.89m x 3.78m)

Rear elevation double glazed window. Wall mounted radiator.

Bedroom Three 10' 5" x 9' 1" (3.17m x 2.77m)





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Rear elevation double glazed window. Wall mounted radiator.

Bedroom Four 9' 2" x 10' 1" (2.79m x 3.08m)

Front elevation double glazed window. Wall mounted radiator.

Bathroom

Panelled bath with shower attachment. Low level WC. Wash hand basin. Tiling. Side elevation double glazed window.

Garage 10' 1" x 16' 4" (3.07m x 4.97m)



General

Services:

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

Local Authority:

Torbay Council

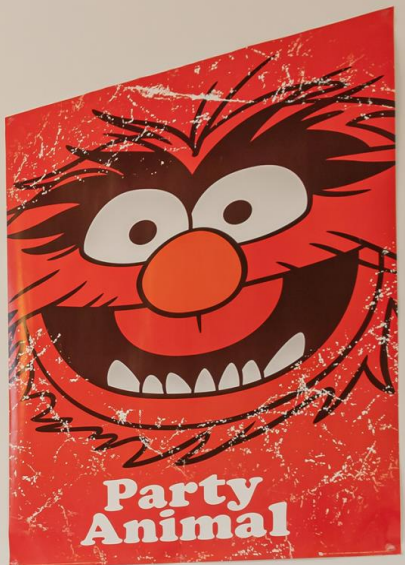
Council Tax:

E









BASEMENT
695 sq.ft. (64.6 sq.m.) approx.



GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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+)		
A		
(81-91)		
B		85
(69-80)		
C		
(55-68)		
D	65	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & 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.