



OXLEA CLOSE
TORQUAY TQ1 2HB

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20 OXLEA CLOSE

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We are pleased to bring to market this beautiful five bedroom detached house located in one of the most popular parts of Torquay. It sits at the entrance of a cul-de-sac perched atop of the Lincombes. It comprises five good sized bedrooms, a family bathroom, large open plan kitchen/dining room, living room, play/family room, utility room and cloakroom. The present owners have re-decorated throughout to offer pleasant and welcoming accommodation ready to move straight in to. It sits on a good sized plot with wrap around gardens and offering a spacious drive to the front. The garden to the rear is south facing therefore gaining lots of sun throughout the day. Located in the highly desirable area of the Lincombes the property is within close proximity to Ilsham Road high street which offers amenities to include a convenience store, a hair salon, a pub and a highly regarded local restaurant. At the end of Oxlea close there is a path that leads through the wood and offers a five minute walk to the nearest beach. There is also a bus stop within walking distance providing links to the harbour side and beyond. 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. Torquay is home to an array of picturesque landmarks and local attractions to include Torquay Harbour, a Michelin starred restaurant, Princess Theatre, Kents Cavern and the Model Village. The new South Devon Highway provides a faster route to the A38 with a journey time of approximately 30minutes to The Cathedral City of Exeter.

Entrance Hallway

Front elevation composite door. Side elevation double glazed windows. Wall mounted radiator. Storage cupboard. Under stairs cupboard. Stairs to first floor and doors off to principle rooms.

Lounge 11' 4" x 12' 2" (3.45m x 3.71m)

Lovely light, bright & spacious living room with triple aspect double glazed windows over-looking the front, side and rear. Feature fireplace surround with wood burner. Wall mounted radiator.

Reception room/Office/Playroom 12' 8" x 9' 4" (3.86m x 2.84m)

Double doors leading from the dining area to the office/playroom with French Doors leading out to the rear garden. Rear elevation double glazed french doors.

Kitchen/Diner 31' 11" x 9' 3" (9.72m x 2.82m)

Kitchen - Stylish fitted kitchen with matching wall and base units and complimentary granite worktops over. Sink with ingrained drainer. Range style cooker with cooker hood over. Front and side elevation double glazed windows. Space for tall fridge/freezer. Dining area - Rear elevation double glazed French doors leading to the rear garden, double doors leading into the second reception room. Side elevation double glazed window.





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Utility room 12' 2" x 4' 10" (3.71m x 1.47m)
Front and side elevation double glazed windows.
Plumbing for washing machine. Base units. Fitted work surfaces. Rear elevation double glazed door.

Landing

Stairs rising to the first floor, front elevation double glazed window. Wall mounted radiator. Loft access

Bedroom One 13' 0" x 12' 1" (3.96m x 3.68m)
Spacious, light master bedroom with double aspect windows over-looking the front and side elevation. Fitted wardrobes with hanging rails and shelving. Wall mounted radiator.

Bedroom Two 13' 0" x 9' 5" (3.96m x 2.87m)
Double glazed windows over-looking the rear aspect. Wall mounted radiator.

Bedroom Three 12' 8" x 9' 4" (3.86m x 2.84m)
Rear elevation double glazed window. Wall mounted radiator.

Bedroom Four 9' 9" x 7' 4" (2.97m x 2.23m)
Rear elevation double glazed window. Wall mounted radiator.

Bedroom Five 9' 6" x 6' 7" (2.89m x 2.01m)
Front elevation double glazed window. Wall mounted radiator.

Family Bathroom

Modern bathroom suite comprising of a panelled bath, shower cubicle, low level wc and wash hand basin. Part tiled and heated towel rail. Extractor fan.

Outside

The property has a brick paved driveway to the front of the property. The gardens are on three sides of the property with mature hedging, lawns and seating areas.





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General

Services:

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

Local Authority:

Council Tax:

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Floor 0



Floor 1



Approximate total area^m
1738.58 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.