



UPPER COCKINGTON LANE  
TORQUAY TQ2 6LA

*H S*owen  
Estate Agents



# UPPER COCKINGTON LANE

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This exceptional detached bungalow is situated in a highly sought-after, established residential area, occupying a generous plot with well-maintained lawned gardens both to the front and rear. A substantial driveway provides ample parking for multiple vehicles, adding convenience to this impressive home. The property has been thoughtfully modernised throughout, offering versatile living spaces that cater to various lifestyles. The accommodation is well-proportioned and features a spacious kitchen/dining room ideal for family gatherings, a comfortable living room perfect for relaxation, and four generously sized bedrooms. There are three beautifully appointed bathrooms, two of which are en-suites, providing added luxury and convenience. Additional features include a practical utility room, a convenient cloakroom, and an integral garage, completing this outstanding home.

## Entrance Hallway

Front elevation double glazed window. Side elevation entry door.

## Living Room 15' 1" x 9' 9" (4.59m x 2.97m)

Side elevation double glazed window. Wall mounted radiator.

## Open Plan Kitchen/Dining/Living area 12' 0" x 27' 10" (3.65m x 8.48m)

Fitted kitchen with wall and base units. Fitted granite work surfaces. Fitted oven and grill. Hob with cooker hood. Island unit with sink and ingrained drainer. Rear elevation double glazed windows. Rear elevation double glazed bi-fold doors.

## Laundry Room 5' 11" x 4' 10" (1.80m x 1.47m)

Side elevation double glazed window. Work surface. Sink with drainer. Plumbing for washing machine.

## Cloakroom

Rear elevation double glazed window. Low level WC. Wash hand basin. Heated towel rail.

## Bedroom One 10' 3" x 8' 9" (3.12m x 2.66m)

Front elevation double glazed window. Wall mounted radiator. Fitted wardrobes.

## En-suite

Shower cubicle. Tiling. Low level WC. Wash hand basin. Heated towel rail. Under floor heating.







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**Bedroom Two** 12' 0" x 10' 2" (3.65m x 3.10m)  
Front elevation double glazed window. Wall mounted radiator.

**En-suite**

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

**Bedroom Three** 13' 10" x 9' 9" (4.21m x 2.97m)  
Side elevation double glazed window. Wall mounted radiator.

**Bedroom Four** 9' 8" x 7' 7" (2.94m x 2.31m)  
Front and side elevation double glazed window. Wall mounted radiator. Fitted wardrobe.

**Bathroom**

Panelled bath. Wash hand basin with vanity unit. Low level WC. Tiling. Shower cubicle. Side elevation double glazed frosted window. Under floor heating.

**Garage** 19' 8" x 9' 3" (5.99m x 2.82m)  
Electric up and over garage door. Side access door.





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## General

### Services:

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

### Local Authority:

Torbay Council

### Council Tax:

C





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Approximate total area<sup>(1)</sup>  
1530.32 ft<sup>2</sup>

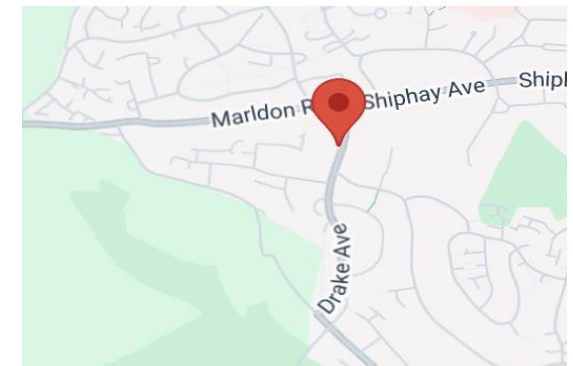
(1) Excluding balconies and terraces

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

Pre



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
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.