



**MON ABRA**  
TORQUAY TQ1 2HG

*HSowen*  
Estate Agents



# MON ABRA

## TORQUAY TQ1 2HG

GUIDE PRICE £750,000 - £800,000 A very special three bedroom detached house set within 3/4 acre grounds located in a secluded area in the Lincombes with driveway entrance from Oxlea Road. The property comprises three good sized bedrooms, a spectacular sun terrace balcony off the master bedroom, shower room, large bathroom with separate shower, open plan living room/dining room & snug, storage room and a very good sized kitchen breakfast room. The current owners have fully renovated this home to create a peaceful and modern home with awe inspiring sea views from many of the rooms along with outstanding sun terraces to enjoy the beautiful setting. Externally the property has access from both Oxlea Road and Lincombe Drive. From Oxlea road you have access to a driveway which has access to the good sized single garage. There is a pleasant lawned garden approaching the front of the house with many decorative plants. At the rear of the property there is a large area of land which is being cleared to enable easier access to Lincombe Drive. This could be transformed into further gardens or you could have the driveway there instated. Located in the highly desirable area of the Lincombes the property is within close proximity to Ilsham Road high street which offers amenities including a post office, convenience store, hair salon, pub, well regarded primary schools and a highly regarded local restaurant. 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 whatever the season. Torquay is home to an array of picturesque landmarks and local attractions including Torquay Harbour, a Michelin starred restaurant, Princess Theatre, Kents Cavern and the Model Village. A variety of beaches are on offer for both, sun worshippers or water sport enthusiasts, with the power boat racing event occurring annually. 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 Hall

Front elevation door. Stairs to first floor. Side elevation double glazed window.

### Open plan Living/ Dining/ Snug 22' 4" x 22' 8" (6.80m x 6.90m)

Rear elevation double glazed french doors. Side elevation double glazed window. Wall mounted radiator. Log burner. Wall mounted radiator.

### Kitchen/Breakfast Room 31' 6" x 8' 10" (9.59m x 2.69m)

Rear elevation double glazed french doors. Side elevation door. Front elevation double glazed window. Fitted kitchen with wall and base units. Sink with drainer. Breakfast bar. Hob with cooker hood over. Fitted fridge/freezer. Fitted dishwasher. Utility area - Base units, work surfaces and plumbing for washing machine.

### Bathroom

Tiled bath. Low level WC. Wash hand basin. Shower cubicle. Heated towel rail. Front elevation double glazed window. Backlit mirror.









**First Floor Landing**

Front and side elevation double glazed windows.  
Cupboard housing boiler.

**Bedroom One** 14' 4" x 17' 6" (4.37m x 5.33m)

Rear and side elevation double glazed bi-fold doors to large balcony terrace. Wall mounted radiator. Walk in wardrobe.

**Bedroom Two** 13' 0" x 10' 5" (3.96m x 3.17m)

Rear elevation double glazed window. Wall mounted radiator.

**Bedroom Three** 12' 1" x 9' 6" (3.68m x 2.89m)

Front elevation double glazed window. Wall mounted radiator.

**Shower Room**

Walk in shower. Side elevation double glazed window.  
Tiling. Low level WC. Wash hand basin with vanity unit.  
Mirror.

**Garage** 13' 7" x 18' 6" (4.14m x 5.63m)

Up and over garage door. Side elevation double glazed window.







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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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 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area<sup>(1)</sup> 1950.19 ft<sup>2</sup></p>
 <p>Floor 0 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>



"DoubleClick Insert MAP"



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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.