



WHIDBORNE AVENUE
TORQUAY TQ1 2PQ

H S Owen
Estate Agents

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This stunning four-bedroom detached home is a true coastal gem, offering breathtaking views across the picturesque Ilsham Valley to the serene Meadfoot Beach and the expansive Tor Bay. Set behind a double access driveway with ample parking and a spacious garage, the property is surrounded by beautifully landscaped gardens and inviting balconies that flood the interior with natural light. The perfect coastal retreat, this property combines comfort, elegance, and functionality in one of Torquay's most sought-after locations. The well-designed accommodation includes a welcoming reception hall, a spacious sitting room with balcony access, a formal dining room, and a well-appointed kitchen/diner with panoramic views of the sea and surrounding countryside. The ground floor also features a utility room, WC, and a flexible fourth bedroom, currently used as a home office, but ideal for a variety of uses. On the first floor, the luxurious master bedroom boasts an ensuite and a dressing room, while two additional bedrooms share a family bathroom. A versatile undercroft space provides a garden room with a shower, perfect for additional living or guest accommodation. Outside, the property offers a double-access, brick-paved driveway leading to the double garage, along with gated access to the rear garden. Here, you'll find a stunning outdoor area with a full-width paved terrace, a barbecue spot, and a charming timber pergola. The garden continues with lush lawns and established trees, creating a peaceful and private oasis. The undercroft also provides extra storage and practical living space with its shower room. Located on the highly desirable Whidborne Avenue, this home is ideally positioned to enjoy both tranquility and convenience. Torquay's vibrant town centre is just a short distance away, offering excellent shopping, waterside restaurants, bars, and a lively theatre. The harbourside is perfect for leisurely strolls, while the deep-water marina provides excellent mooring facilities for boat lovers. For those who enjoy the outdoors, the property is within easy reach of the beautiful South West Coast Path, offering scenic walks along the coastline. Local schools, including the highly regarded Grammar Schools, are nearby, making it an ideal location for families.

Entrance Hall

Front elevation double glazed door. Split level stairs up and down. Wall mounted radiator.

Living Room 11' 7" x 15' 8" (3.53m x 4.77m)

Side and rear elevation double glazed windows. Wall mounted radiator. Fire place.

Dining Room 8' 7" x 13' 2" (2.61m x 4.01m)

Side elevation double glazed window. Double glazed door to sun terrace.

Kitchen 8' 7" x 11' 5" (2.61m x 3.48m)

Wall and base units. Fitted work tops. Sink with drainer. Fitted oven. Hob. Cooker hood.

Laundry 5' 10" x 7' 8" (1.78m x 2.34m)

Rear elevation double glazed window. Wall and base units. Roll top work surfaces. Sink with drainer. Plumbing for washing machine.

WC

Low level WC. Wash hand basin. Front elevation double glazed window.

Bedroom Five/ Reception Room 16' 8" x 7' 5" (5.08m x 2.26m)

Front and rear elevation double glazed window. Wall

mounted radiator.





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First Floor Landing

Wall mounted radiator. Cupboard.

Bedroom One 12' 4" x 12' 5" (3.76m x 3.78m)

Rear elevation double glazed window. Side elevation double glazed french doors to balcony.

En-suite

Shower cubicle. Low level WC. Wash hand basin with vanity unit. Mirror.

Bedroom Two 8' 6" x 13' 6" (2.59m x 4.11m)

Rear elevation double glazed window. Side elevation double glazed door to balcony. Wall mounted radiator.

Bedroom Three 8' 10" x 12' 7" (2.69m x 3.83m)

Front and side elevation double glazed windows. Wall mounted radiator.

Bedroom Four 8' 7" x 8' 9" (2.61m x 2.66m)

Rear elevation double glazed window. Wall mounted radiator.

Family Bathroom

Low level WC. Wash hand basin. Panelled bath. Tiling.

Garage 16' 8" x 17' 9" (5.08m x 5.41m)

Electric up and over door. Power and light.

Cellar 6' 7" x 13' 5" (2.01m x 4.09m)

Rear window, door and hallway.

Shower Room

Low level WC. Wash hand basin Shower cubicle.





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General

Services:

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

Local Authority:

Torbay Council





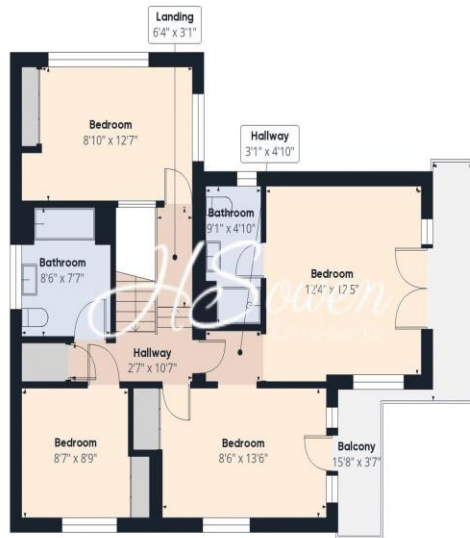
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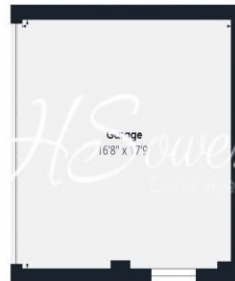
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

2022.22 ft²

Balconies and terraces

100.32 ft²

Reduced headroom

1.32 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	73 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.