

SIMPLY GREEN

Clavering Court,
Wellswood, Torquay



A stunning detached family home situated close to Wellswood and its amenities and offering over 2,000 sqft of accommodation laid over 3 floors.

The property is located on a private driveway with accommodation comprising 4 bedrooms with master ensuite, living room with veranda, dining room, study, family bathroom, and separate WC. Externally there is a double garage with a driveway offering ample parking and gardens that wrap around the property rising to a lawned garden where the superb sea and coastline views can be enjoyed!

Viewing is essential!

The property occupies a much sought after residential position within the heart of Wellswood, within a few hundred yards of the Wellswood boutique shops, cafes, and facilities and The Kents restaurant/pub, which offers fantastic food and drinks. In addition, there is the highly regarded Ilsham Church of England Primary School, making this property within the perfect location for growing families.

Torquay is located in the heart of the English Riviera famed for its mild climate and clear waters with a mild south-facing aspect and miles of sandy beaches. The harbour, with its large marina, palm trees, and subtropical gardens, elegant Georgian terraces, plus a myriad of bars and restaurants (one with Michelin-starred cuisine), remains the most attractive area. A good range of educational facilities can be found in Torquay including the highly regarded Torquay Grammar Schools for boys and girls. Exeter is approximately 19 miles from the property, with its extensive range of cultural and recreational facilities. Now an easy commute thanks to the new South Devon Highway.

There are many bus stops along the harbourside and town centre that offer fantastic connections to Paignton, Brixham, Newton Abbot, Dawlish, Shaldon, and more. The ring road is only a short drive away, which offers great connections to Newton Abbot, Exeter, and beyond.

Accommodation:

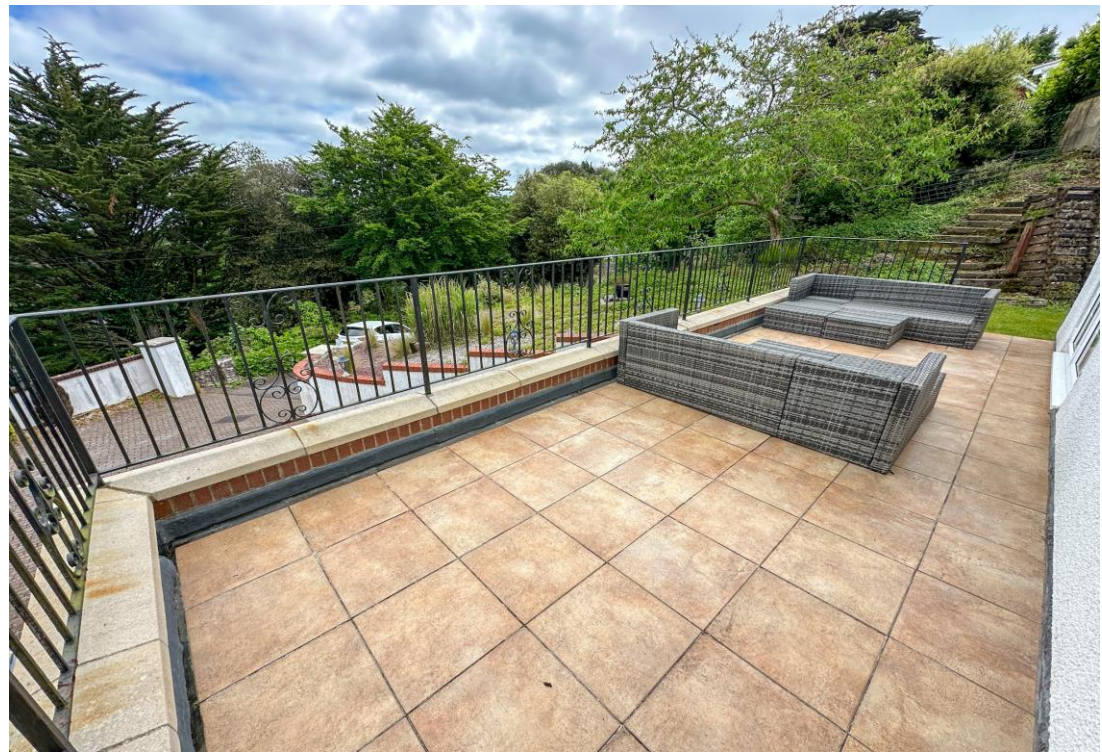
The property is accessed via a set of pillars leading to a large expanse of brick-paved driveway providing parking with a bordering rendered wall and external lighting. A covered area with two sets of electric doors leads to a double garage. A paved side path with steps leads to a wrought-iron gate, which then leads to the rear garden.

A UPVC obscure double-glazed pattern door flows into an entrance porch with a UPVC double-glazed side window, tiled flooring, and inset spotlights. A set of UPVC double-glazed double doors flows into the entrance hallway with a staircase rising to the first floor, an understairs cupboard, tiled flooring, and inset spotlights. A door from the entrance hallway leads into the double garage offering ample storage, plumbing for a washing machine, space for further utilities, power points, lighting, and a storage area to the rear of the garage.

First-floor accommodation:-

Landing with inset spotlights and a staircase rising to the second floor with a UPVC double-glazed window.- WC with a UPVC double-glazed window, part-tiled walls, WC, washbasin, and tiled flooring.- The living room is an open space with a contemporary gas fire, wall lights, and a set of UPVC double-glazed French patio doors leading onto the veranda with superb views across the area of Wellswood and the surrounding coastline.- Separate dining room with UPVC double-glazed doors to the rear garden.- Modern kitchen with integrated appliances, tiled flooring, and inset spotlights.- Study with a UPVC double-glazed window.

Second-floor accommodation:- Landing with inset spotlights and access to an insulated loft space with a cupboard providing a radiator and shelving.- Four double bedrooms with UPVC double-glazed windows and three of the bedrooms benefit from fitted wardrobes.- The master bedroom has a fitted dressing table, a fitted bedroom suite including a range of fitted wardrobes, and a modern ensuite shower room.- A modern family bathroom.

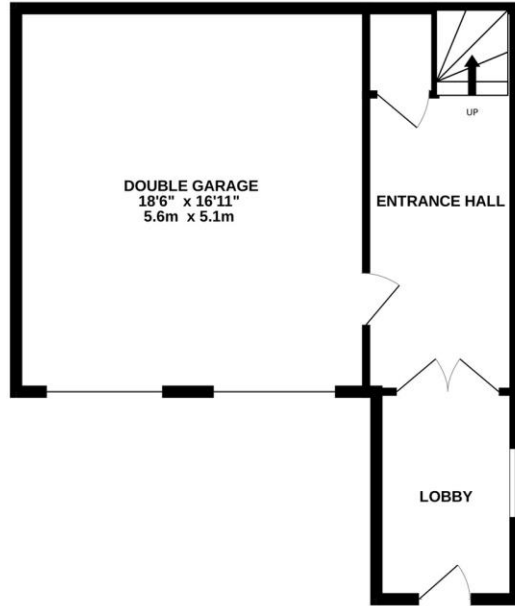




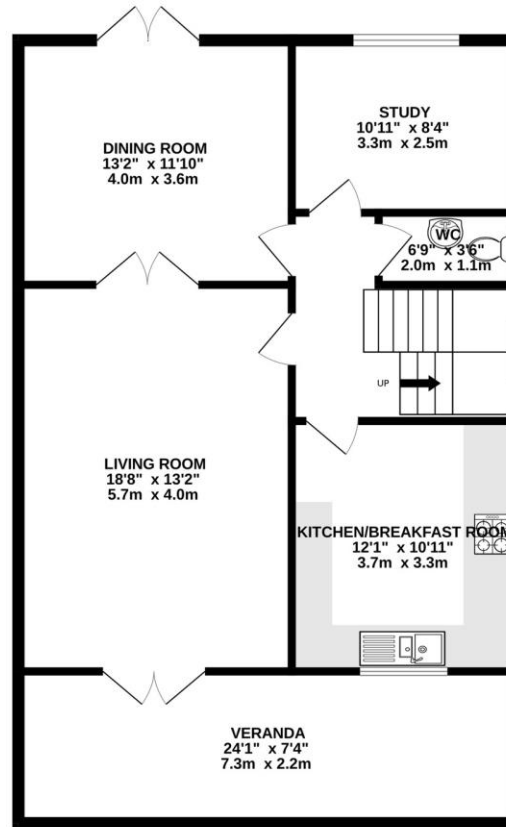


Floorplan

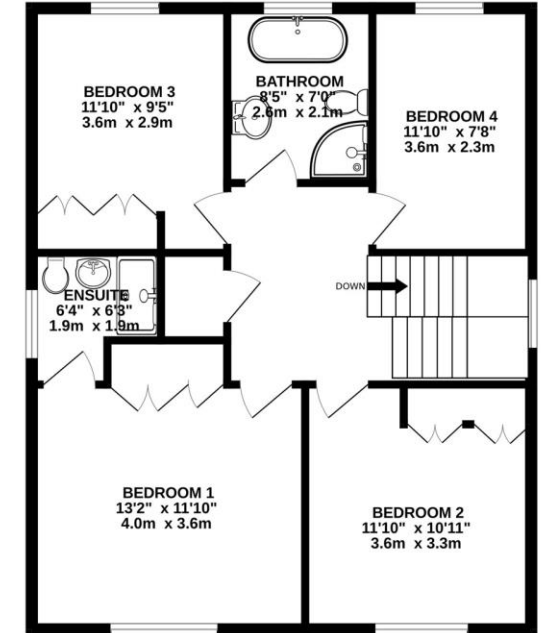
GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
910 sq.ft. (84.5 sq.m.) approx.



2ND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 2145 sq.ft. (199.3 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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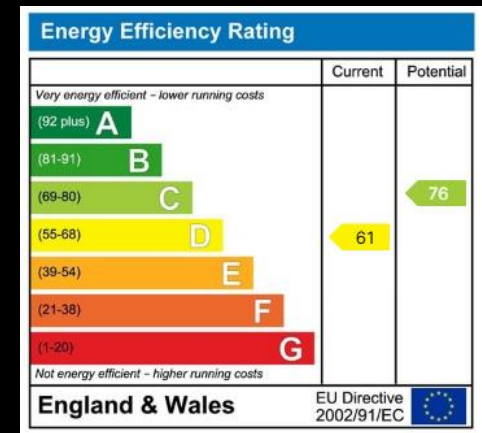


**TENURE: Freehold
COUNCIL TAX BAND F**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET

Outside

To the front of the property, a sweeping brick paved driveway providing parking for multiple vehicles with a bordering rendered wall, external lighting and raised flowerbeds. The brick paved driveway continues to a covered area with two electric doors leading to the integral double garage. A side paved path and steps rise to a gate providing access to the rear garden .

The garden continues to a veranda with external lighting and bordering wrought iron rails. This is the perfect area to enjoy the views across Wellswood, the surrounding countryside and stunning sea and coastline views. There is a side lawn garden with a timber shed and bordering mature trees. The side lawn garden continues via a paved path to a rear section of garden, which is laid mainly to a stone chipped appearance with access to the dining room via a set of UPVC double glazed French patio doors. Outside tap and wrought iron gate lead to the side and front.

From the lawned side garden, railway sleeper steps rise to a hardstanding path with bordering wooden fencing. This continues up to an expanse of lawned garden area with central path and paved steps rising to a patio area with bordering rendered wall and timber fencing. This is the perfect place to enjoy the views across the Torquay coastline and beyond.