

Upper Braddons Hill Road | Torquay | TQ1 1QE

Offers Over £500,000

Aberfeldy Mews is a beautiful detached coach house style property nestled away within the Warberry area of Torquay. The property is beautifully and tastefully finished with well appointed high end kitchen and bathroom fittings. Accommodation is set over three levels and briefly comprises large lounge/diner, kitchen/breakfast room and cloakroom to the ground floor. There are two large double bedrooms and bathroom to the first floor and to the lower ground floor two further bedrooms one with a large ensuite shower room plus utility room. Outside there is parking for 3-4 cars and a private enclosed courtyard style garden enjoying a sunny position and high degree of privacy. Take a look at the photos to fully appreciate this property's style and elegance.

- DETACHED
- COACH HOUSE
- EXCELLENT LOCATION
- TASTEFULLY FINISHED
- PARKING
- GARDEN



Hallway

Double glazed composite front door. Two double glazed windows. Contemporary white panelled radiator. The hallway area is wide enough to accommodate a table and chair or sideboard bookcase or similar. Built in coat cupboard housing trip switch fuse box. Wall mounted Salas digital programmer for heating and hot water. Spotlights to ceiling. Herring bone vinyl click flooring.

Cloakroom

Fitted with a contemporary white suite comprising vanity unit with inset wash hand basin and gold pillar mixer tap. Low level WC with concealed system having dual flush. Half tiled walls would affect vinyl flooring insert mirror with recess housing Ideal Logic Max gas boiler for central heating and hot water.

Glazed double doors lead from the hallway to:

Lounge Diner - 5.5m x 3.4m (18'0" x 11'1")

A delightful room having 4 dual aspect double glazed windows plus space for a corner suite sofa and eight seater dining table. Radiator. TV point.

Kitchen/Breakfast Room - 3.1m x 3m (10'2" x 9'10")

Beautifully appointed kitchen/breakfast room fitted with a contemporary range of System Six handleless, soft close wall and base units finished in sand beige and topped with quartz Valencia countertops with recessed LED lighting. There is a luxury suite of Neff built-in appliances including a slip and slide oven and dual microwave oven. There is also a Neff induction hob. Concealed cooker hood and wall cabinets with LED lighting below, integrated CDI fridge freezer and dishwasher. Stainless steel sink bowl with half bowl and inscribed drainer to work surface. Island breakfast bar with integrated wine cooler and cupboards below. Double glazed window. Spotlights to ceiling. Contemporary white panelled radiator. Herring bone vinyl click flooring.

Stairs to first floor landing.

Bedroom Two - 4.8m x 3m (15'8" x 9'10")

A stunning bedroom which will easily accommodate a king or super king double bed and which has a feature double glazed dormer window. Access to eaves storage. TV point.

Bedroom Three - 4.8m x 3m (15'8" x 9'10")

Another good size double bedroom having access to eaves storage plus feature double glazed dormer window. Radiator.

Bathroom

A stylish bathroom suite finished in white with brushed brass fixtures. Freestanding bathtub with brushed brass pillar tap and body spray. Recess for toiletries with LED lighting. Wall mounted wash hand basin with pillar tap over. Low level WC with concealed cistern and dual flush. Matching brushed brass contemporary panel radiator. Double glazed Velux window with privacy blind. Fully tiled walls. Spotlights to ceiling.

Stairs from main reception hallway down to lower ground floor.

Hallway

Useful under stairs cupboard with power point and light. Radiator.

Master Bedroom - 4.9m x 2.7m (16'0" x 8'10")

A generous double bedroom again easily accommodating a king size or super king bed. Range of contemporary built-in mirror fronted wardrobes. Spotlights to ceiling. Double glazed window overlooking the rear garden. TV point. Radiator. Door to:

Ensuite Shower Room

Well appointed room having a modern range of fittings finished in white comprising a double width walk-in shower area with large glass splash screen and black oversized showerhead with matching body spray and separate control panel. Dark wood effect vanity unit with recessed wash hand basin and black pillar tap over with a touch sensitive illuminated mirror above. Adjoining low-level WC with concealed cistern and dual flush. Wood effect floor tiling to wall and floor, with contrasting white smooth finish tiling to the other walls. Radiator/towel rail. Spotlights to ceiling.

Bedroom Four - 3m x 2.5m (9'10" x 8'2")

Another double bedroom having double glazed door out to the rear garden and central heating radiator.

Utility Room - 2.1m x 1.7m (6'10" x 5'6")

A really useful utility room allowing storage for household items and fitted with a black composite single drainer sink unit with cupboard below plus appliance spaces for washing machine and tumble dryer. Wood effect tiling to the work surface areas. Power points. Wood effect tiled flooring. Radiator.

Outside

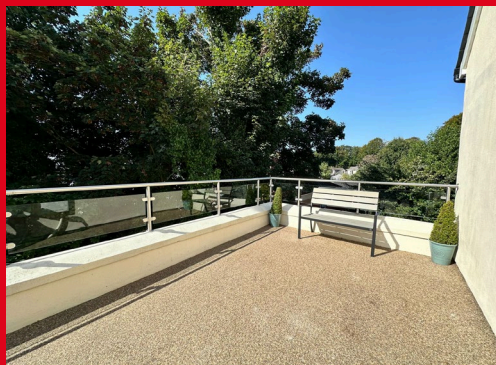
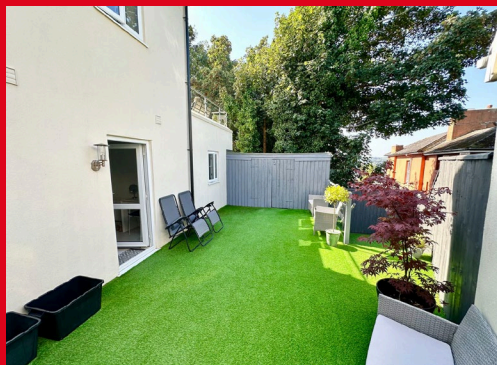
Rear garden

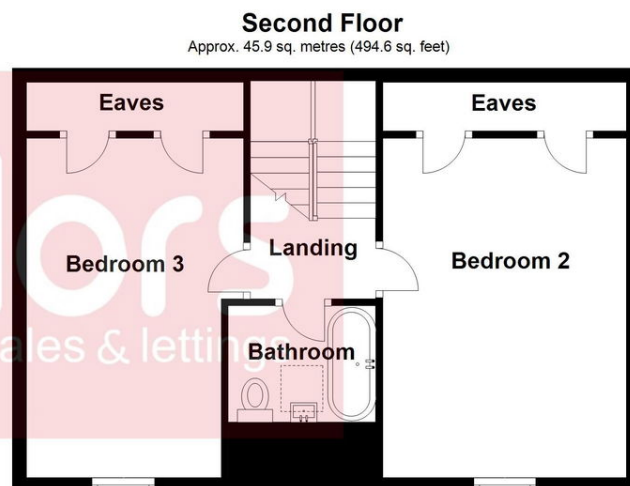
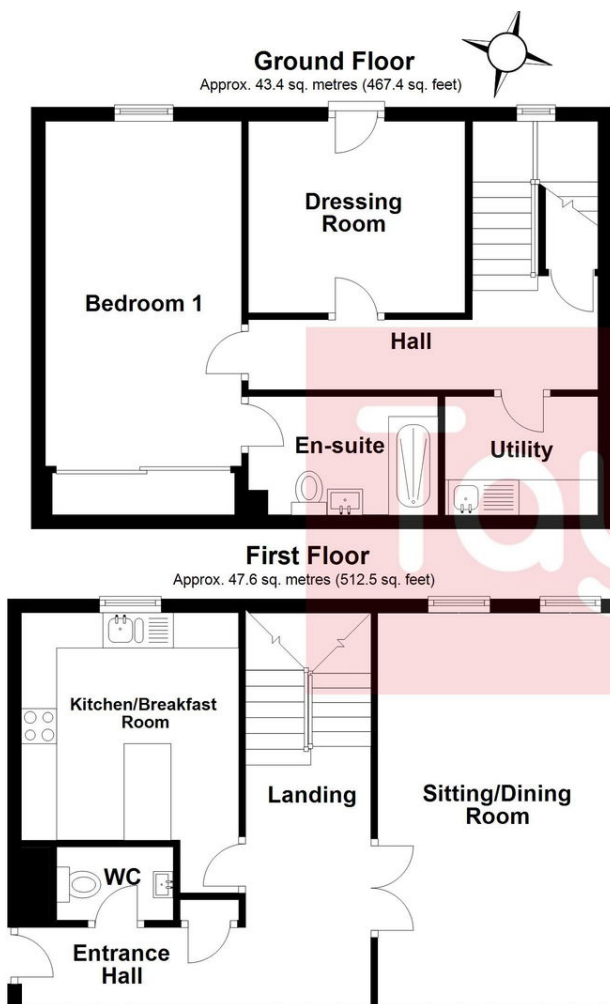
A private and enclosed rear garden being level and finished with artificial grass and being the perfect area for sitting out in the evening and enjoying a barbecue or relaxing drinks. There is a lower garden area which again is finished in artificial grass and makes for a more secluded seating area all of which is enclosed by fencing.

Outside power point and courtesy light.

A large store, ideal for barbecues, beware garden furniture, etc.

Gravelled steps lead off from the garden up to a side access where there is a gate to the front parking area and also room for bin storage. Cold water tap.





Address

Upper Braddons Hill Road, Torquay, TQ1 1QE

Tenure

Freehold

Council Tax Band

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.