



Connells

Eden Grange Higher Lincombe Road
TORQUAY



Property Description

Located the sought after area of The Lincombes and enjoying panoramic sea views across Torbay is this detached residence. The accommodation consists of 5 bedrooms, 2 receptions, 4 bathrooms, kitchen and utility. The property also benefits from a garage, driveway, gardens with pool, hot tub and balcony. Early viewing advised to avoid disappointment.

LOCATION AND AREA: Torquay originated as a Victorian spa, later becoming a much loved tourist destination with its long sandy beach at Tor Abbey and more secluded beaches at Meadfoot, Babbacombe and Oddicombe; Torbay is often referred to as the English Riviera. The property is in walking distance to Torquay town centre and harbour side and also the convenient local Wellswood shopping area.

GETTING AROUND THE SOUTH WEST

By Train: The main railway station at Torquay is located near the seafront and has direct services to London Paddington, Birmingham and Bristol.

Entrance Foyer

Double glazed window to front, marble tile flooring, radiator, spacious storage cupboard with light, double doors to dining hall and door to;

Cloakroom

Fitted with a modern matching 2 piece white suite comprising of low level WC & pedestal wash hand basin, tiled flooring, extractor fan and radiator.

Dining Hall

23' 8" x 11' 10" (7.21m x 3.61m)

Feature vaulted ceiling, marble tile flooring, two radiators, stairs down to ground floor and doors to;

Lounge

17' 5" x 14' 1" (5.31m x 4.29m)

Double glazed patio doors to rear balcony enjoying stunning views across Torbay. Fitted gas fire with mantle and surround and two radiators.

Kitchen

13' 11" x 12' 10" (4.24m x 3.91m)

Fitted with a modern matching range of wall & base units and drawers with granite work surface over and under unit lighting, centre island unit, 1.5 bowl stainless steel sink unit with granite back splash, fitted electric oven and gas hob with granite splash back, concealed integrated fridge freezer and dishwasher, double glazed window to rear enjoying superb sea views across Torbay, inset spotlights, radiator and door to;

Utility

8' x 5' 2" (2.44m x 1.57m)

Fitted base cupboards with work surface over, single bowl stainless steel sink unit with mixer tap, spaces for washing machine and fridge freezer, central heating boiler, walk in pantry style cupboard, double glazed door to rear enjoying superb sea views across Torbay.

Bedroom

16' 7" x 16' 3" (5.05m x 4.95m)

Double glazed window to rear balcony enjoying superb sea views across Torbay, fitted bookcase/display shelving along one wall, radiator and door to;

Ensuite

Fitted with a modern matching 3 piece suite comprising of shower cubicle with mains shower, low level WC and pedestal wash hand basin, extractor fan, tiled walls, inset ceiling spotlights and sun tube for natural lighting.

Ground Floor Hallway

Walk in cupboard housing the hot water boiler, inset ceiling spotlights, radiator and doors to;

Bedroom

16' 3" x 8' 6" (4.95m x 2.59m)

Double glazed door to rear enjoying superb sea views across Torbay, fitted double wardrobe, radiator, understairs store cupboard and door to;

Ensuite

Fitted with a modern matching 3 piece white suite comprising shower cubicle with mains shower, low level WC & pedestal wash hand basin with mixer tap, inset ceiling spotlights, radiator, extractor fan and sun tube for natural lighting.

Bedroom

11' 9" x 7' 5" (3.58m x 2.26m)

Currently used as a study, double glazed window to rear enjoying superb sea views across Torbay and radiator.

Bedroom

14' 1" x 10' 11" max + door recess (4.29m x 3.33m max + door recess)

Double glazed windows to rear enjoying superb sea views across Torbay, radiator and door to;

Ensuite

Fitted with a modern matching 3 piece white suite comprising paneled bath with mixer tap and shower attachment, low level WC & wash hand basin with mixer tap set into vanity unit with drawers below, extractor fan, inset ceiling spotlights and radiator.

Master Bedroom

18' 8" x 15' (5.69m x 4.57m)

Double glazed window and patio doors to rear enjoying superb sea views across Torbay, radiator and doors to;

Dressing Room

17' 9" x 7' 9" max (5.41m x 2.36m max)

Fitted wardrobes along one wall, inset ceiling spotlights, sun tube for natural lighting and radiator, doors to;

Sauna

Wood paneled with bench.

Bathroom

Fitted with a modern matching 4 piece white suite comprising a paneled double ended bath with mixer tap and shower attachment, shower cubicle with mains shower, low level WC and 'His & Hers' wash hand basins with mixer taps set into vanity unit with drawers below, inset ceiling spotlights, radiator, extractor fan and sun tube for natural lighting.

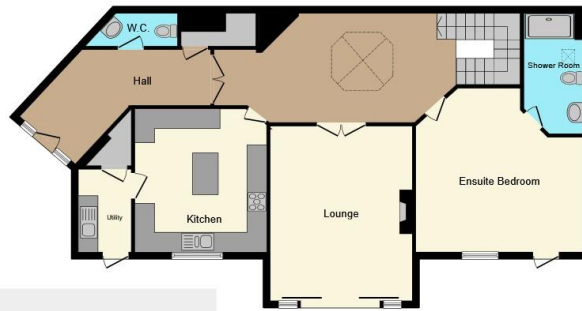
Outside

Above the property is a driveway allowing off road parking for 4 cars with adjoining garage. There is a paved roof terrace with lanterns along the enclosed wall and enjoys stunning open outlook and sea views across Torbay. A gate gives access to the side garden where there is a potting shed with steps leading down to the remainder of the garden which is laid mainly to lawn. There is an outdoor heated pool with air sourced heat pump that has a decked surround. A paved terrace is directly outside the rear of the property and a fitted 6 person hot tub.

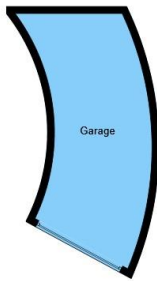




Lower Ground Floor



Ground Floor



Garage

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EPC Rating: C

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Tenure: Freehold



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