



**Connells**

Branscombe Close  
Torquay





## Property Description

A deceptively four bedroom house enjoying panoramic sea views of Lyme Bay and the coastline stretching along towards East Devon, Dorset and Portland Bill. The property is located in a small cul-de-sac on the popular Torbay Park area, within reach of local shops, schools, the open spaces of Cary Park with its tennis courts and bowling green. Walls Hill and the scenic Babbacombe Downs are close by which give access down to Oddicombe and Babbacombe beaches.

The accommodation has been extended with an additional entrance hall off which is a ground floor bedroom with an en suite shower room/WC. A conservatory has been added to the rear of the living room taking full advantage of the superb views. There is gas fired central heating and double glazing. Outside is a brick driveway with parking for two cars while at the rear is a well stocked garden from where the lovely sea and coastal views are also enjoyed.

### Entrance Hall

12' 8" x 4' ( 3.86m x 1.22m )

Textured ceiling with pendant light point, PVC double glazed window to front aspect, radiator, tiled flooring, multi-paned door to lobby with radiator and PVC door leading to the rear garden. Doors to

### Living Room

13' 10" x 13' 11" ( 4.22m x 4.24m )

Textured ceiling with pendant light point, radiators with thermostat control, uPVC double glazed windows and sliding door to conservatory with stunning far-reaching views across Lyme Bay, stairs with handrail to first floor. Door to

### Kitchen

11' 9" x 8' ( 3.58m x 2.44m )

Textured ceiling with strip light, double glazed window, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl and sink and drainer with

mixer tap over, tiled surrounds, space for gas cooker with extractor over, matching eyelevel cabinets, space for upright fridge freezer, space and plumbing for washing machine.

### Conservatory

13' 7" x 6' 8" ( 4.14m x 2.03m )

Polycarbonate roof with uPVC Windows to rear and side with stunning far-reaching sea views across Lyme Bay, uPVC double door leading to the rear garden.

### Bedroom 4

10' 7" x 7' 10" ( 3.23m x 2.39m )

Coved and textured ceiling with pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control, consumer unit, cupboard housing the boiler. Door to

### Shower Room

7' 10" x 7' 9" ( 2.39m x 2.36m )

Textured ceiling with light point, extractor fan, comprising tiled shower area with electric shower, pedestal wash hand basin, close coupled WC, radiator with thermostat control, tiled floor.

### First Floor Landing

Textured ceiling with pendant light point, smoke detector, hatch to loft space, linen cupboard with radiator and slatted shelving. Doors to

### Bedroom 1

12' 9" x 11' 10" ( 3.89m x 3.61m )

Ceiling with pendant light point, radiator with thermostat control, TV connection point, uPVC double glazed window with sea views and overlooking the balcony.

## Bedroom 2

13' 11" x 10' 7" ( 4.24m x 3.23m )

Textured ceiling with pendant light point, uPVC double glazed window to rear aspect with stunning far-reaching sea views across Lyme Bay, radiator with thermostat control, TV connection point.

## Bedroom 3

13' 11" x 5' 11" ( 4.24m x 1.80m )

Textured ceiling with pendant light point, uPVC double glazed window to rear aspect with far-reaching sea views, radiator with thermostat control, TV connection point.

## Bathroom

6' 3" x 4' 9" ( 1.91m x 1.45m )

Textured ceiling with light point, uPVC obscure glazed window. Comprising panelled bath with shower over, pedestal wash hand basin, radiator with thermostat control.

## Seperate Wc

4' 9" x 2' 4" ( 1.45m x 0.71m )

Textured ceiling light point, uPVC glazed window. Comprising close coupled WC, tiled walls.

## Front

At the front of the property is a block paid driveway providing off-road parking comfortably for two vehicles and continuing to the front door.

## Rear

At the rear of the property and accessed from the conservatory or the lobby is the rear garden enjoying the sea and coastal views over Lyme Bay. The garden is arranged with paved sitting out and patio areas and has well stocked flower and shrub beds and borders with additional gravelled areas. Timber garden shed. The garden is enclosed by fencing.







To view this property please contact Connells on

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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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