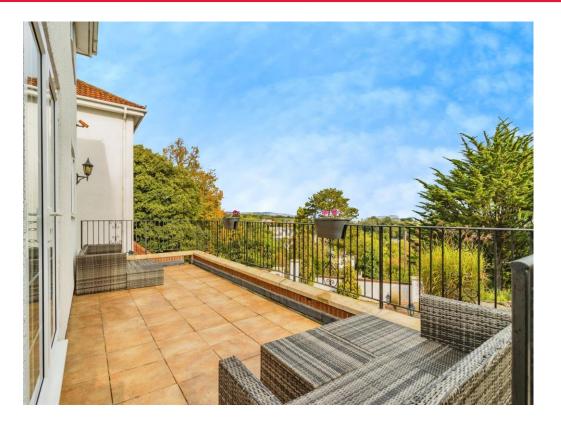


Connells

Clavering Court Lincombe Drive Torquay

# Clavering Court Lincombe Drive Torquay TQ1 2HH







# **Property Description**

Guide Price £675,000 - £700,000

Tucked away in a peaceful cul-de-sac off Lincombe Drive, this spacious four-bedroom detached home offers relaxed coastal living in one of Torquay's most desirable areas.

Enjoy beautiful sea views from the veranda and front rooms, while being just a short stroll from Wellswood's vibrant shops and cafés, local woods, and a nearby play park and school.

The home is designed with family life in mind-featuring a master bedroom with ensuite, three further bedrooms, and a modern family bathroom with separate WC. There are three versatile reception rooms, including a bright living room opening to the veranda, a formal dining room, and a study or snug ideal for home working.

The spacious kitchen includes matching wall and base units, a gas hob, double oven, and adjoining utility area with plumbing and electrics.

Outside, the double garage and private driveway provide excellent parking, while the veranda is the perfect place to relax and take in views across Torbay.

This elegant home offers the best of Torquay living.

## **Ground Floor**

# Lobby

leading into hallway

## Hall

Access to garage, storage cupboard and stairs to first floor

## **First Floor**

# **Living Room**

13' 1" x 18' 7" ( 3.99m x 5.66m )

Double doors to veranda, double doors at rear to dining room;

# **Dining Room**

13' 1" x 11' 8" ( 3.99m x 3.56m )

Double doors to rear garden.

# Study

10' 8" x 8' 2" ( 3.25m x 2.49m )

Window to rear.

#### Wc

Window to side, WC and wash hand basin

## Kitchen

10' 8" x 12' 1" ( 3.25m x 3.68m )

Window to front. Matching wall and base units, white sink and drainer, gas hob, built in extractor fan, double oven, space for appliances, tiled walls and floor.

# **Second Floor**

# **Bedroom 1**

13' 1" + Built in wardrobes x 12' 1" ( 3.99m + Built in wardrobes x 3.68m )

Window to front and built in wardrobes.

## **Ensuite**

Window to side, Shower, WC and wash hand basin

#### **Bedroom 2**

10' 8" inc built in wardrobes x 11' 8" ( 3.25m inc built in wardrobes x 3.56m )

Window to front and built in wardrobes.

#### Bedroom 3

9' 5" inc built in wardrobes x 11' 8" ( 2.87m inc built in wardrobes x 3.56m )

Window to rear and built in wardrobes.

### Bedroom 4

7' 1" x 11' 8" ( 2.16m x 3.56m )

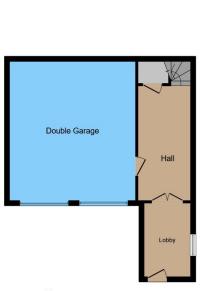
Window to rear.

## **Bathroom**

Window to rear, bath, Corner shower, WC and wash hand basin.







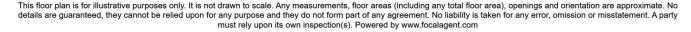




**Ground Floor** 

**First Floor** 

**Second Floor** 



To view this property please contact Connells on

T 01803 213 641 E torquay@connells.co.uk

115 Union Street TORQUAY TQ1 3DW

EPC Rating: D Council Tax Band: F

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Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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