





13 Woodleys Meadow

Torquay

Situated in the highly sought-after neighbourhood of Livermead, this modern detached residence is a testament to luxury and comfort.

Upon entering, you are greeted by a spacious sitting room featuring a feature fireplace, perfect for cosy evenings in. The adjacent dining room provides a sophisticated setting for dinner parties. The heart of the home lies in the quality modern fitted kitchen/breakfast room, equipped with high-end integrated appliances, sleek cabinetry, and ample counter space.

For those who require a dedicated workspace, there is a convenient study providing a quiet retreat for focus. The property also includes a downstairs cloakroom/WC, as well as a separate utility room for added convenience.

Ascending the stairs, you will find five bedrooms, each offering a tranquil sanctuary. Two bedrooms boast en suite facilities, providing privacy and luxury. The principal bedroom features a walk-in dressing room, ensuring ample storage space. A well-appointed family bathroom serves the remaining bedrooms.



Completing this exceptional property is a double integral garage with electrically operated up and over doors, catering to the needs of vehicle owners and offering convenient storage options. Additional driveway parking is available for multiple vehicles, ensuring that guests are always accommodated with ease. Level gardens surround the property, providing a serene outdoor oasis for enjoying fresh air and picturesque views.

Rear Garden

The rear garden enjoys a Southerly aspect, is laid largely to lawn and is designed for outdoor living and entertaining. The garden features inviting patio spaces, perfect for al fresco dining, a level area laid largely to lawn with well established flower beds bordering, a further terraced area also having flower beds bordering. There are raised beds ideal for vegetable plots with an adjacent greenhouse and a gate which gives access from the rear garden to the front of the property.

Driveway

To the front of the property there is a double width block paved driveway providing parking for 2-3 vehicles and direct access to the double garage.

Garage

The double garage is accessed via the driveway and has an electrically operated up and over doors.



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The property occupies a much sought residential position within approximately 300 metres from Livermead Beach with easy access to Torquay sea front, deep water marina and town centre. Both Grammar schools and Torbay Hospital are also within close proximity as well as Torquay train station with links to Newton Abbot and London Paddington. There is easy access to the ring road which connects to Newton Abbot, Exeter and beyond.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Executive style modern detached family residence superbly appointed throughout
- Sitting room with feature fireplace and separate dining room
- Quality modern fitted kitchen/breakfast room with integrated appliances
- Study
- Downstairs cloakroom/WC
- Separate utility room
- Five bedrooms, two with en suite facilities and principal with walk in dressing room
- Family bathroom
- Double integral garage with electrically operated up and over doors
- Driveway parking and level gardens





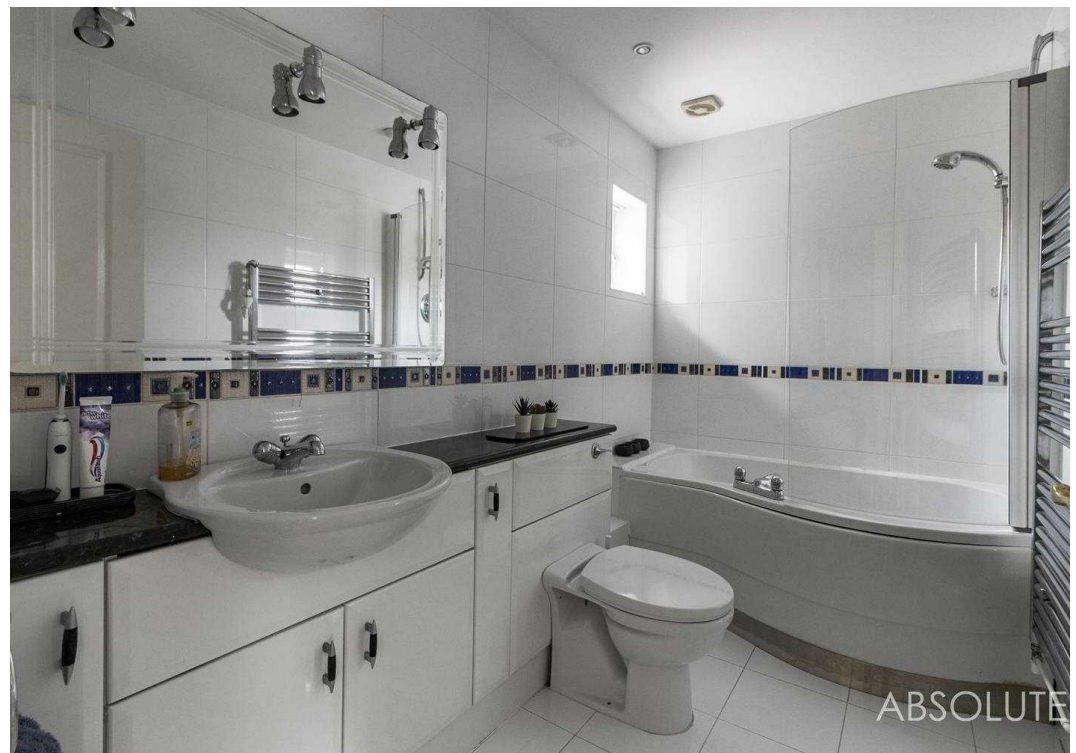
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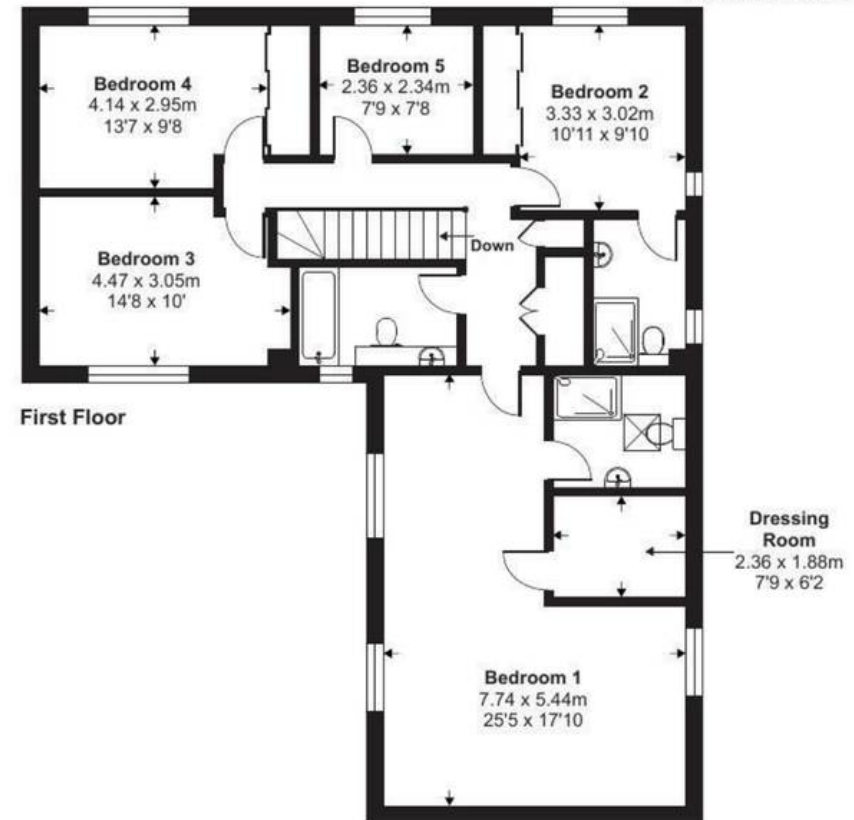
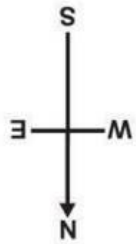
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Approximate Area = 2130 sq ft / 197.9 sq m
 Garage = 326 sq ft / 30.3 sq m
 Total = 2456 sq ft / 228.2 sq m

For identification only - Not to scale





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