



ABSOLUTE





## 38 Oxlea Road

Torquay, Torquay

Tucked away on one of the most sought-after roads, this 3-bedroom detached residence offers incredible potential, although it's in need of some further updating. The current owners began renovations but the project remains incomplete, meaning the property is ripe for someone with vision to transform it into a dream home with planning permission already in place for a major extension (P/2023/0264.) With spacious rooms, a generous garden, and ample parking, the possibilities are endless. While the interior requires attention, the location alone makes this a rare opportunity to secure a home in an enviable neighbourhood. This is perfect for those looking for a project in a prime spot.

The internal accommodation briefly comprises of a spacious reception hallway, an open plan living area that seamlessly integrates with a contemporary fitted kitchen with integral appliances and a separate utility room. From the lounge, there is also access to a beautiful sunroom which enjoys wonderful sea views with access to an expansive timber decked sun terrace enclosed by glass balustrading and a feature pergola area, ideal for alfresco dining and entertaining both family and friends. Upstairs, the property boasts three double bedrooms as well as a family bathroom with separate WC.

Outside, as well as the sun terrace, steps lead down to a good sized and level rear garden, mainly laid to lawn and enclosed by timber





## REAR GARDEN

The garden for this property features a timber decked sun terrace enclosed by glass balustrading, feature pergola area ideal for entertaining family and friends. There is also steps down to a large and level lawn, enclosed by timber fencing and hedges.

## GARAGE

Single Garage

## DRIVEWAY

3 Parking Spaces





# 38 Oxlea Road

Torquay, Torquay

Quietly set within The Lincombe's conservation area, Oxlea Road is close to a local bus route and within walking distance of the nearby village style community of Wellswood with its array of facilities including a church, local and highly regarded primary school, The Kents pub, restaurants, cafes and shops. Nearby, a footpath meanders through Lincombe Woods to Ilsham Valley and the stunning beach at Meadfoot, home to Waterside Beach Cafe, parking and the stunning Regency Crescent that is home to the Osborne Hotel and is perfectly situated for those who enjoy breathtaking scenery and coastal walks/activities. Torquay sea front and deep water marina are both within approximately 1 miles distance for boating enthusiasts, as well as the lively Torquay town centre which boasts an enviable selection of shops and cafes.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

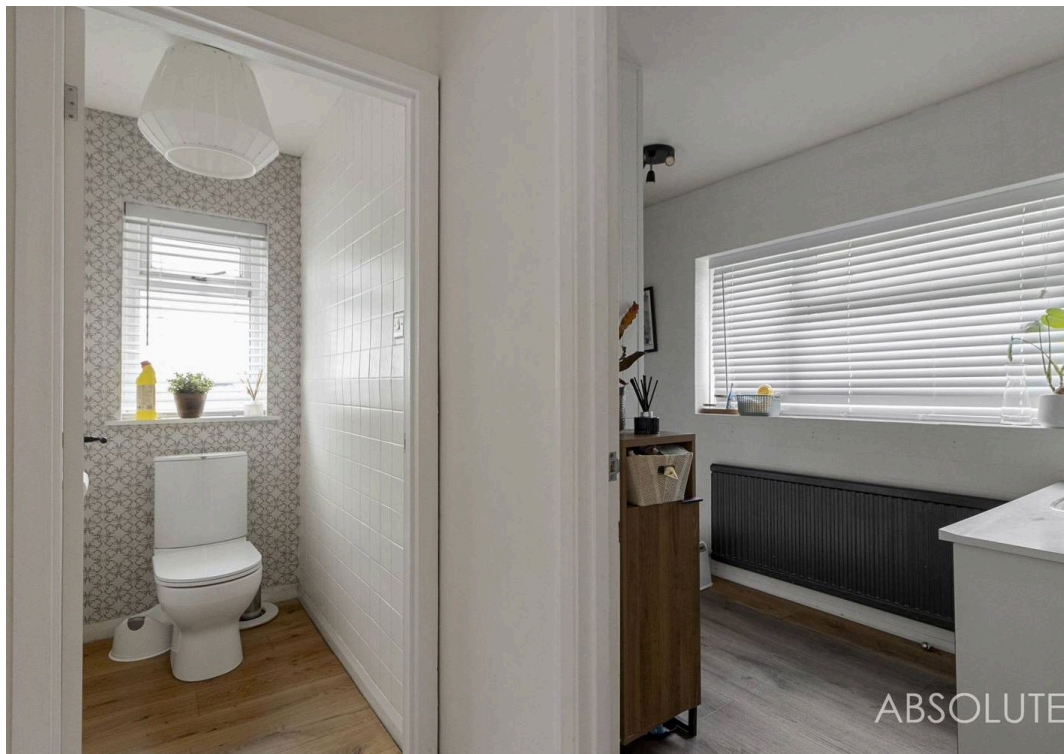
EPC Environmental Impact Rating: F







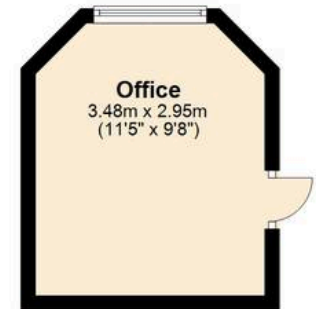
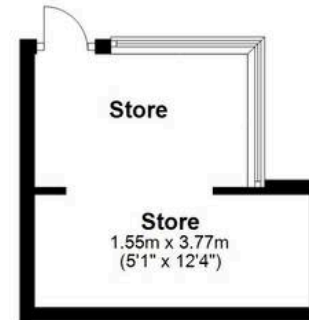
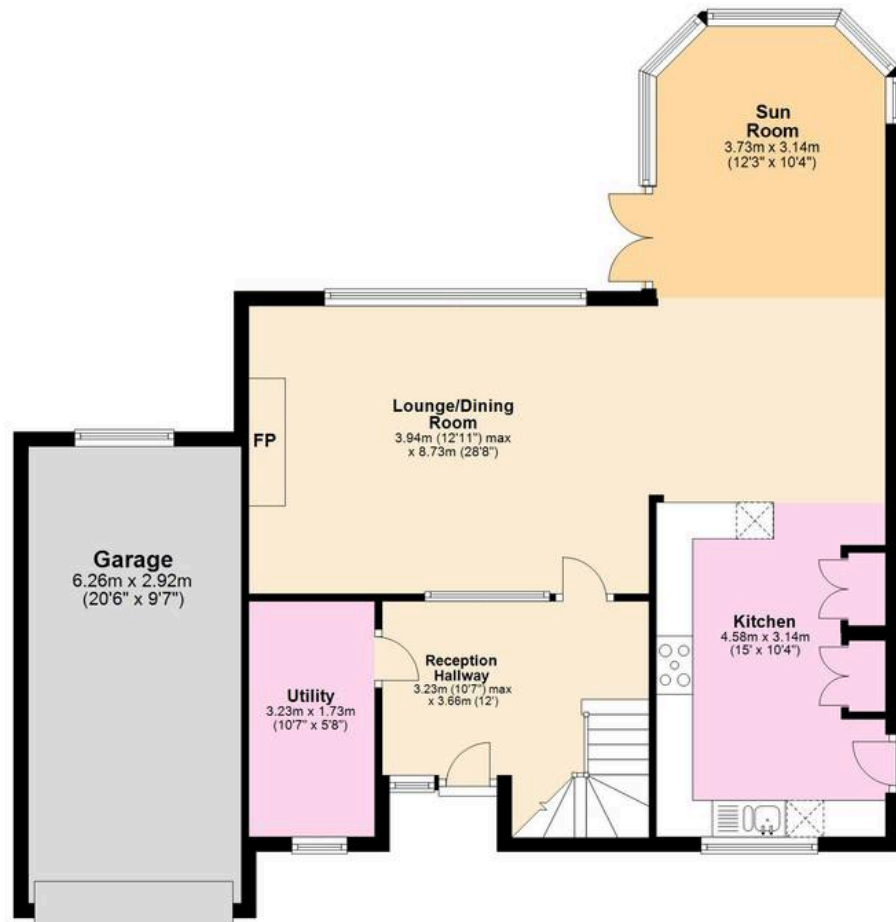






**Garden Floor**  
Approx. 22.7 sq. metres (244.4 sq. feet)

**Ground Floor**  
Approx. 92.3 sq. metres (993.1 sq. feet)



**First Floor**  
Approx. 63.6 sq. metres (684.3 sq. feet)



Total area: approx. 178.5 sq. metres (1921.8 sq. feet)

Approx.  
Plan produced using PlanUp.





## Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

[movewithabsolute.co.uk/](http://movewithabsolute.co.uk/)

