







## Blissmoor, Oxlea Close

### Torquay, Torquay

The internal accommodation comprises of an entry porch with a cloakroom/WC, giving access into the spacious open plan kitchen/dining room with an abundance of space and plenty of light, with French doors with windows either side opening onto a Juliet balcony at the rear of the dining area. The kitchen is fitted with a matching range of quality wall and base units complimented by wooden worktops, that extend to the breakfast bar.

For convenience there is a door giving direct access into the garage where you will find further access to the office which has a window looking out to the rear. From the kitchen you have access to a bright and airy mezzanine hall which gives access to the living room, as well as stairs down to the ground floor.

From the living room you have a set of French doors as well as sliding doors which open onto a beautiful raised sun terrace which offers spectacular views of the local area and out to sea.

All four bedrooms are on the ground floor, they are all a good-size and well presented with the master bedroom benefitting from en-suite facilities as well as a large dressing area. there is also a family bathroom, comprising of a bath with a central mixer tap, tiled shower cubicle, a low level WC and a wall mounted wash hand basin.





### **Rear Garden**

The rear garden is made up of a generous sized and sunny decked seating area, perfect for alfresco dining and entertaining family and friends. There are a few steps down leading to a pleasant lawn surrounded by shrubs and bushes with a further patio seating area.

### **Balcony**

A good sized private balcony accessed off of the lounge/dining area of the property.

### **GARAGE**

### **OFF STREET**

### **DRIVEWAY**

### **ON STREET**





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Located in the highly desirable area of the Lincombes the property is within close proximity to Ilsham Road high street which offers amenities to include a convenience store, a hair salon, a pub and a highly regarded local restaurant. At the end of Oxlea close there is a path that leads through the wood and offers a five minute walk to the nearest beach. There is also a bus stop within walking distance providing links to the harbour side and beyond. In this prestigious location you will also find within a short distance Ansteys cove and Meadfoot beach, fantastic beauty spots to enjoy during the summer months and fantastic walk paths all year round.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







ABSOLUTE





GROUND FLOOR  
1130 sq.ft. (104.9 sq.m.) approx.



RAISED GROUND FLOOR  
1138 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA : 2268 sq.ft. (210.7 sq.m.) approx.







## Absolute Sales & Lettings

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