





7 Woodleys Meadow

Torquay, Torquay

This modern, executive style five bed detached residence offers spacious family accommodation in a much sought after location with convenient access to Torquay sea front. The accommodation, which is set over two levels, briefly comprises of a reception hallway, downstairs cloakroom/WC, sitting room and separate dining room, modern fitted kitchen/breakfast room with built in appliances and separate utility room. There is also integral access to the double garage. On the first floor there are five double bedrooms with the principal room having a walk in wardrobe and a modern fitted en suite shower room/WC and the second bedroom also having en suite facilities. There is also a family bathroom that serves the other three double bedrooms.

To the front of the property there is a tarmac driveway allowing ample off road parking which in turn leads up to the double garage with two up and over doors, light and power. There is a timber gate which gives access down the side of the property and leads to the rear garden which is level and laid largely to lawn with flower beds bordering stocked with a variety of shrubs and bushes and enclosed by timber fencing. There is a further garden area to the side which is laid to lawn and is enclosed by timber fencing.



GARDEN

The rear garden, which is level and laid largely to lawn with flower beds bordering stocked with a variety of shrubs and bushes is enclosed by timber fencing. There is a further garden area to the side which is laid to lawn and is enclosed by timber fencing.

DOUBLE GARAGE

2 Parking Spaces

The double garage with two up and over doors benefits from light and power.

DRIVEWAY

2 Parking Spaces

To the front of the property there is a tarmac driveway allowing ample off road parking which in turn leads up to the double garage



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The property occupies a much sought after end of cul de sac position within the popular area of Livermead being within a few hundred yards of Torquay sea front and approximately 1 mile from Torquay's deep water marina, harbour and town centre with its array of shops, facilities and amenities. There is easy access to both Grammar Schools, Torbay Hospital and the ring road which connects to Newton Abbot, Exeter and beyond. An early inspection is recommended to appreciate the size, position and condition the accommodation boasts.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



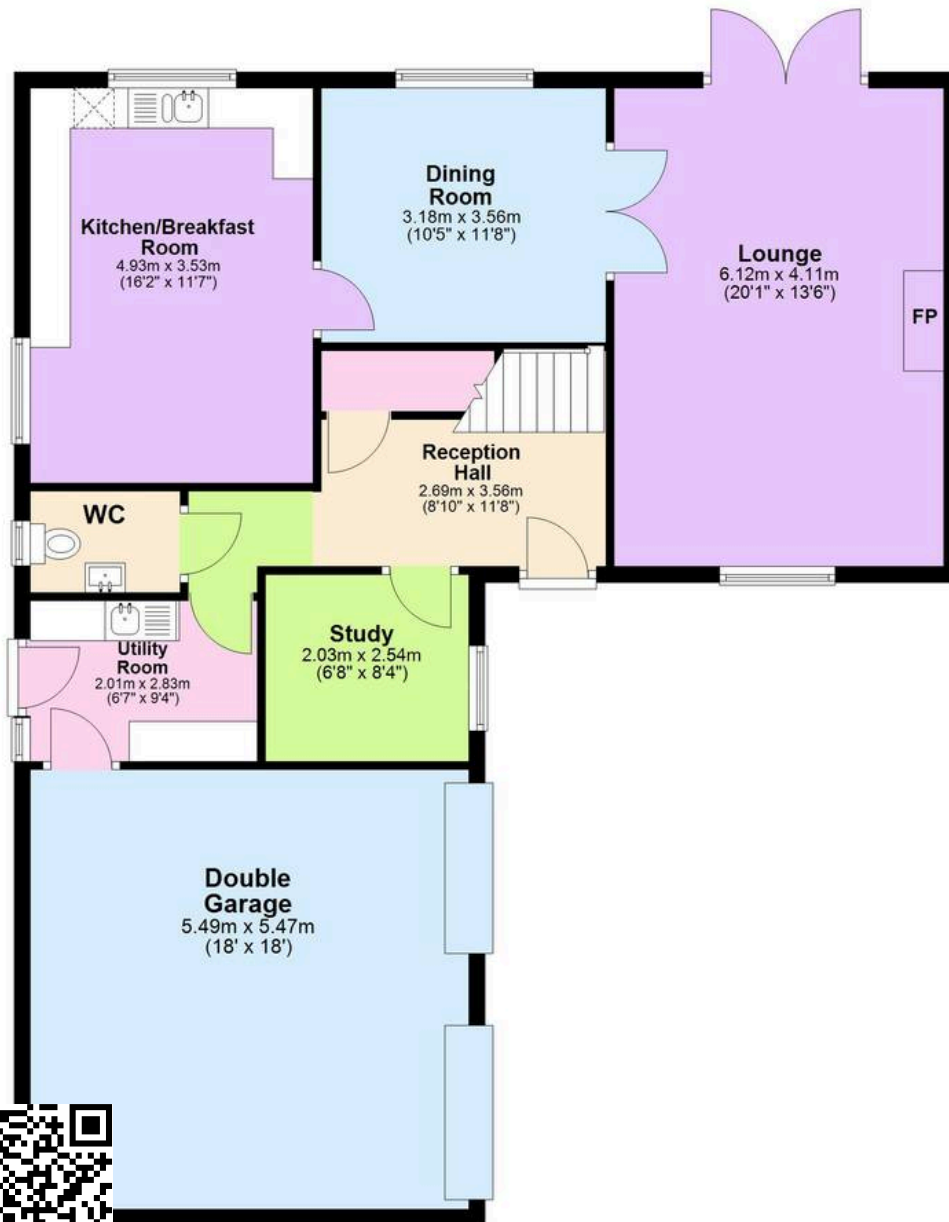


ABSOLUTE



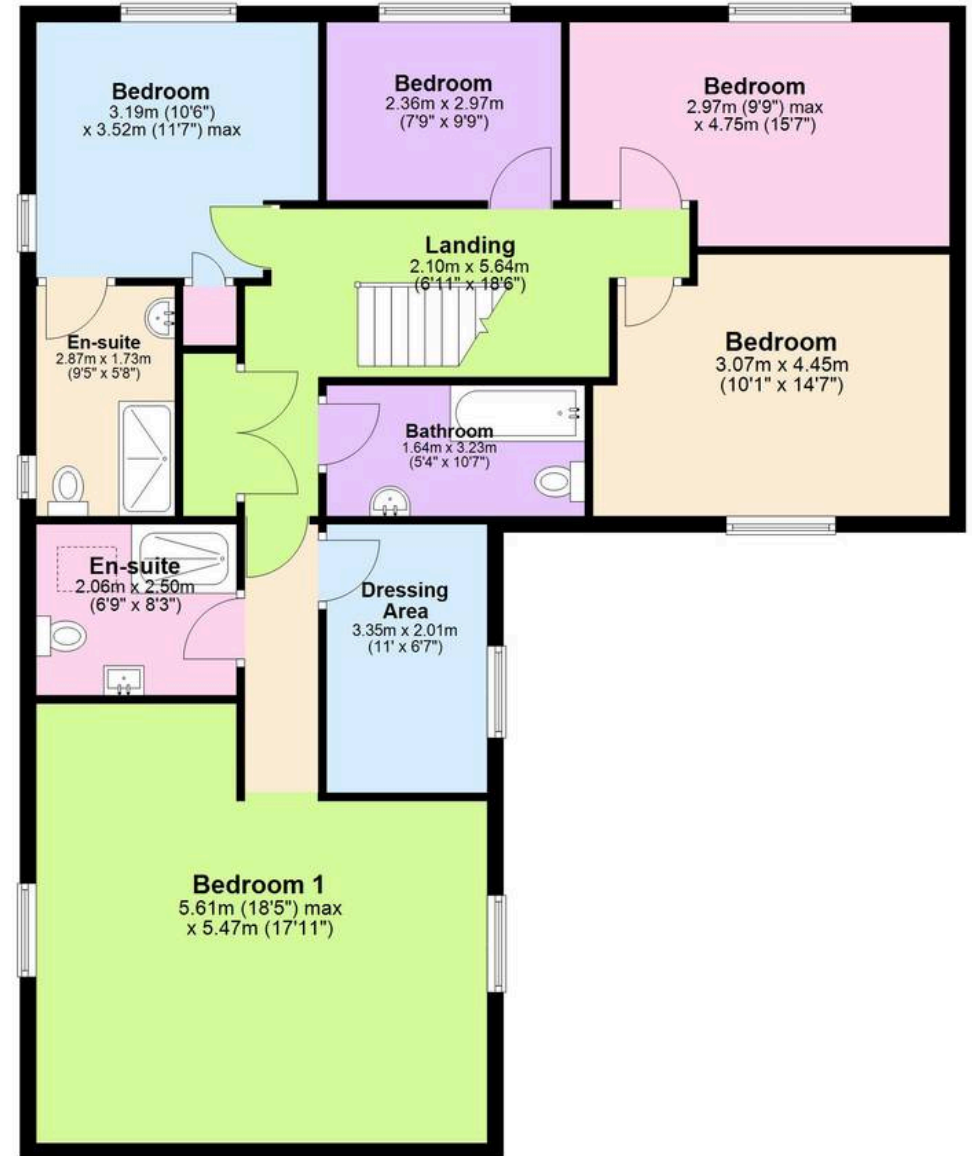
Ground Floor

Approx. 112.6 sq. metres (1211.6 sq. feet)



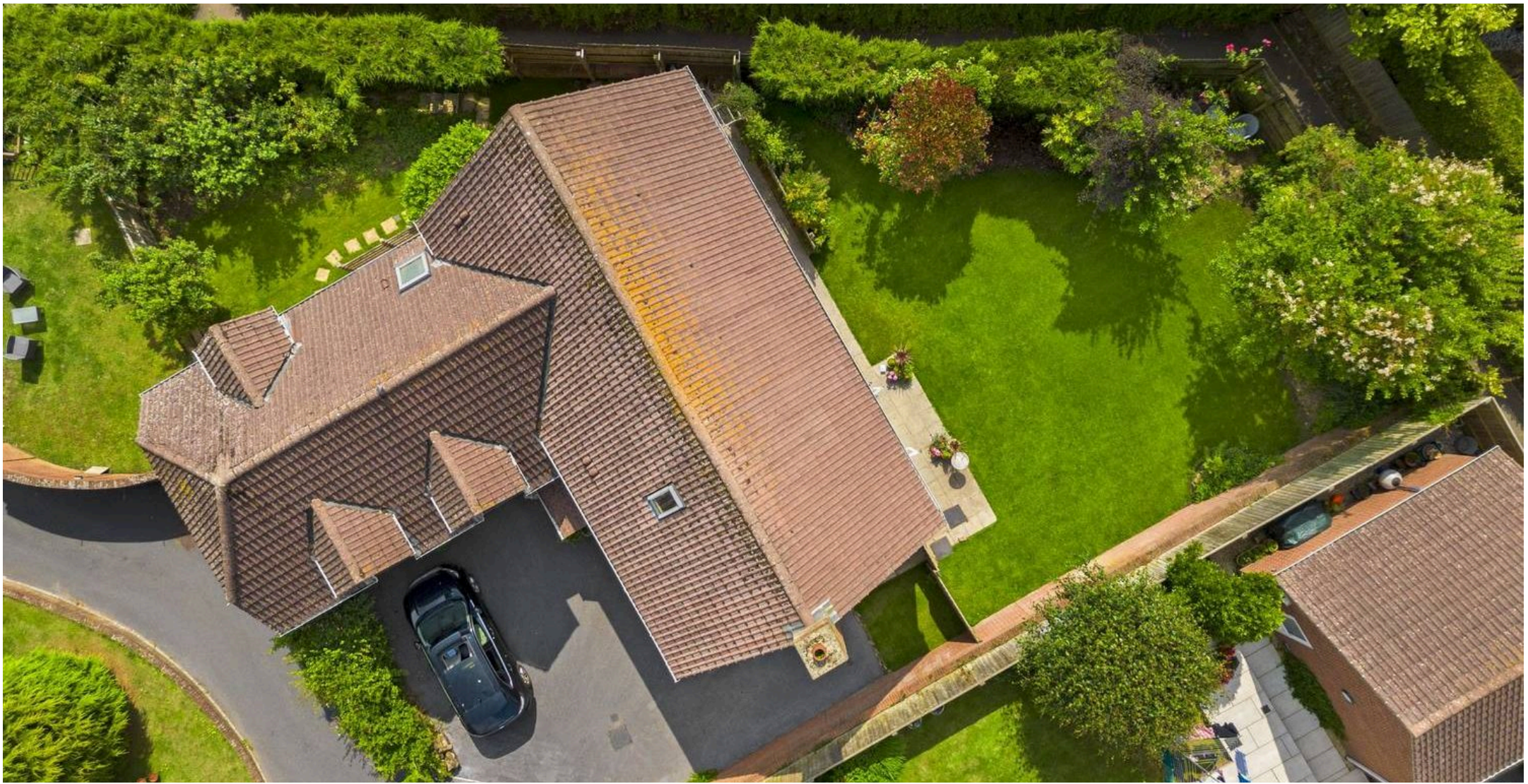
First Floor

Approx. 124.7 sq. metres (1342.6 sq. feet)



Total area: approx. 237.3 sq. metres (2554.2 sq. feet)





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