





## 4 Martinique Gardens

Torquay, Torquay

This recently constructed and spacious five bedroom detached residence has accommodation briefly comprising of a reception hallway with study area, open plan living space with a quality modern fitted kitchen having built in appliances, three ground floor bedrooms, one with en suite shower room/WC and a family bathroom/WC.

On the first floor there are two further double bedrooms and a wet room/WC.

At road level is ample driveway parking, with additional parking to the side and access to the good sized garage with a most useful store room and separate utility room. To the rear are attractively landscaped gardens which are laid to a combination of timber decking and a lawned area and is enclosed by timber fencing. The property also benefits from solar panels and an air source heat pump.



The property occupies a tucked away residential position within a select development of 5 individual properties within close access to Wren Retail Park with its array of shops and facilities. There is also easy access to both Grammar schools, Torbay Hospital and the ring road which connects to Newton Abbot, Exeter and beyond, with Torquay town centre and sea front being approximately 3 miles distance away. An early inspection is essential to appreciate the size, position and condition the accommodation boasts.

### Rear Garden

To the rear are attractively landscaped gardens which are laid to a combination of timber decking and a lawned area and is enclosed by timber fencing.

### OFF STREET

#### 3 Parking Spaces

At road level is ample driveway parking, with additional parking to the side and access to the good sized garage with a most useful store room and separate utility room.



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Tenure: Freehold



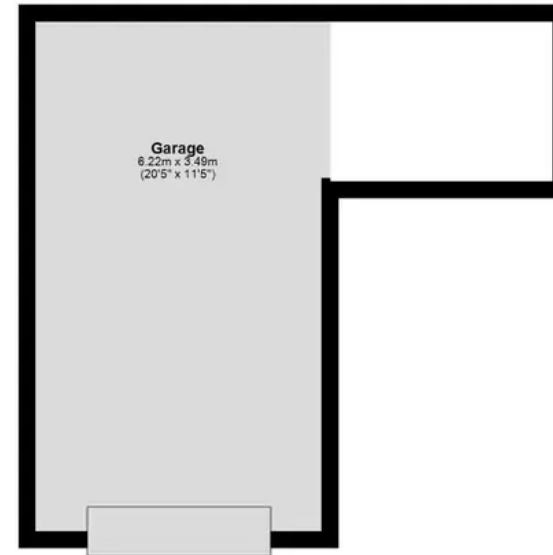
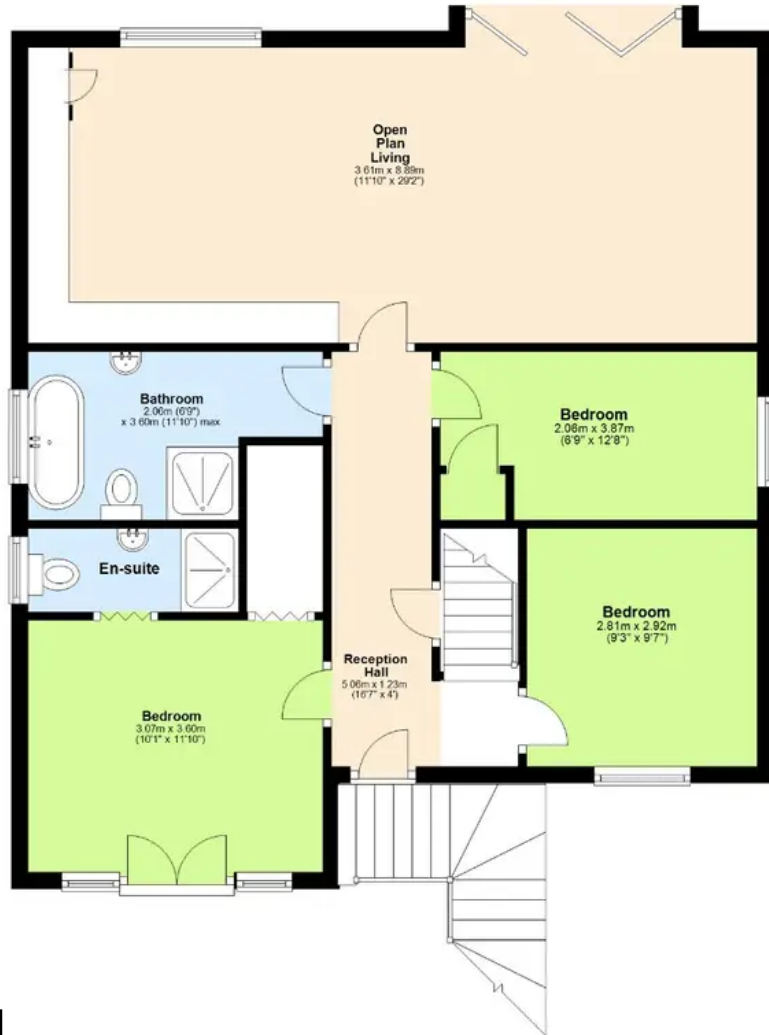


ABSOLUTE

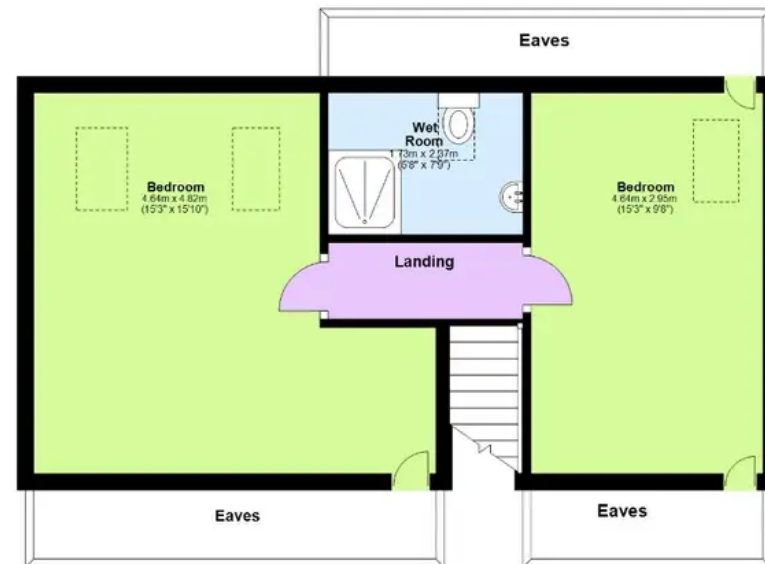


**Ground Floor**  
Approx. 27.2 sq. metres (293.1 sq. feet)

**First Floor**  
Approx. 83.4 sq. metres (897.6 sq. feet)



**Second Floor**  
Approx. 39.3 sq. metres (423.5 sq. feet)





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