



MANDALAY, 60 WHIDBORNE AVENUE, TORQUAY, TQ1 2PQ

Pincombe's
estate agents

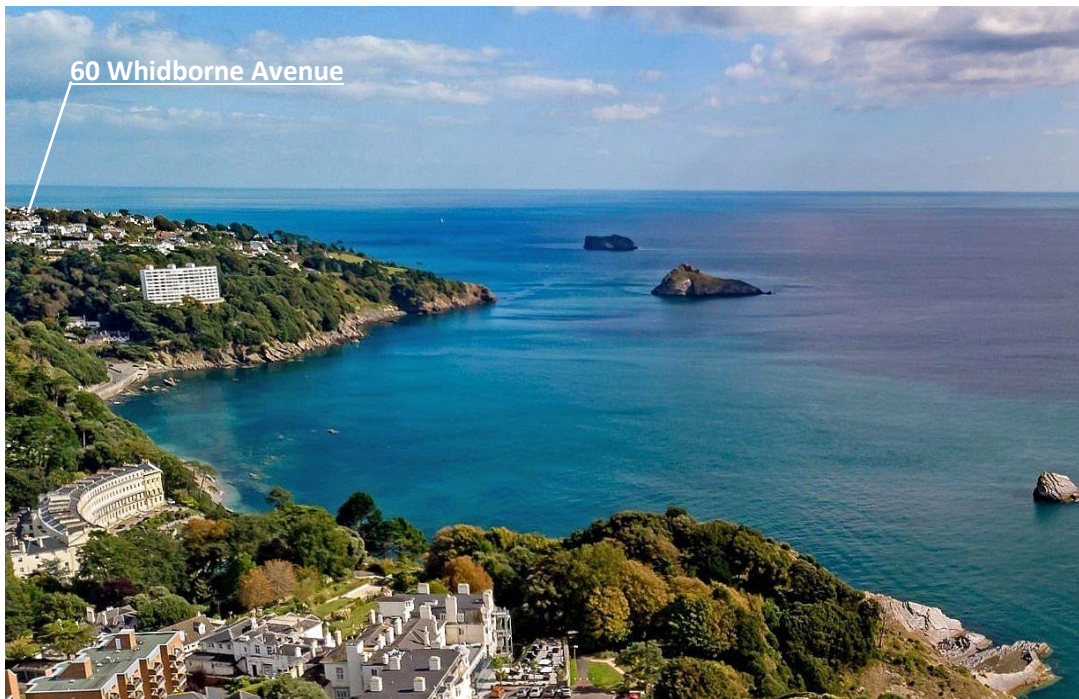


We are delighted to bring to market, this contemporary detached residence presenting the perfect opportunity for applicants seeking an individual family home moments from the beautiful coast of Torbay – VIEWING HIGHLY RECOMMENDED

The current Vendors have accomplished an extensive refurbishment programme with art deco styling and superior décor in classic, neutral tones which compliments the extensive space and light within whilst creating a wholly relaxed vibe. Also included in these works, was the installation of 36 solar panels on the roof, providing upto 12kw of electrical power and 10 kilowatt hours of battery capacity, resulting in an extremely energy efficient home.

The accommodation is arranged over 3 levels with a total living space of 3267.9 sq.ft (303.6 sq.m) including an impressive 52' x 22' open plan Living area with superb views and a large Balcony, a 26' Master Bedroom suite with Dressing room, En-suite Bathroom and views to the bay, 3 double Bedrooms, Bedroom/Office, and a fabulous Garden room/Kitchen with bi-fold doors opening directly onto the garden terrace, ideal for al fresco entertaining. Outside, there is plentiful off-road parking for cars along with a double Garage, and the gardens are well presented with ample space for relaxation and leisure, backing onto the trees at Whidborne Copse.

The views enjoyed from the property are one of a kind, with an impressive panorama over the woodland of Ilsham Valley to the sea and Meadfoot Beach and also taking in the bays of both Torbay and Lyme Bay on the Jurassic coast.



LOCATION – Mandalay is situated in Whidborne Avenue, a desirable and prestigious residential address in Torquay, minutes away from the coast and Thatcher Point, with easy access to the scenic Southwest Coastal Path.

There is a vast choice of year-round activities to enjoy in and around the area including sailing, kayaking and open swimming amongst the most popular water sports, hiking and climbing on the rugged moorlands of Dartmoor National Park, several large Leisure Centres, and a host of both indoor and outdoor sports clubs.

The South Devon Highway bypass from Torquay provides direct access to the A380/M5, from where Exeter and Bristol Airports can be easily reached providing national and international flights. Torquay and Newton Abbot railway stations run regular services to major hubs including London Paddington.

ENTRANCE LEVEL

Impressive double opening art deco style front door with surrounding glazed panels to ceiling height:

ENTRANCE HALL Tiled floor. Personal door to the double Garage. Stairs leading to the middle level. Wide staircase with steel handrail and glazed panels rising to:

OPEN PLAN LIVING AREA 52'6" x 22'1" (16.01m x 6.73m) max An exceptional room with stunning widespread views over Ilsham Valley to Meadfoot beach and across to Lyme Bay, combining zones for entertaining, relaxing and enjoying family time.

Wooden handrail with steel balustrades and glazed panels, overlooking the Hallway.

KITCHEN Worksurfaces to 3 sides with inset sink, drainer and waste disposal, and comprehensive range of storage cupboards including wide pan drawers and larder cupboard. Matching eye-level units and display cupboards with glass fronted doors. Central island unit with inset sink drainer, storage cupboards and space for stools. Extensive range of Neff built-in appliances including 2 x Ovens with 2 warming drawers beneath, induction hob with digital extractor hood over, microwave, coffee machine, larder fridge and 2 x freezers. Inset spotlights. Tiled floor. UPVC vertical window extending to the ceiling. Part tiling to walls. 3/4 Height room divider with wooden top/shelf. Tiled chimney breast with inset modern gas fireplace suite.



DINING AREA Inset spotlights. Space for large dining table and chairs.

LOUNGE Enjoying tranquil views of both woodland and sea, across Ilsham Valley to Meadfoot beach and out along the coast to Lyme Bay.

Wall mounted gas fire. UPVC double glazed windows with stunning widespread views of the wooded valley to the sea, and the coastline to Lyme Bay. UPVC double glazed window and UPVC sliding doors leading out onto:

BALCONY with composite decking. Enclosed by glazed panels and the perfect spot to appreciate the sweeping views across valley, woodland, sea, and the distant coastline.

MIDDLE LEVEL

LANDING Staircase with steel handrail and glazed panels to Garden and Entrance level accommodation. Inset spotlights. Radiator. **EAVES STORAGE ROOM** (restricted head height) With fitted shelving and light.

BEDROOM 2 14'9" x 12'10" (4.50m x 3.91m) Range of built-in wardrobes with sliding doors providing ample storage space. Radiator. UPVC double glazed window and UPVC sliding doors to garden terrace. Archway through to:



EN-SUITE BATHROOM Panelled bath with central mixer tap. Fully tiled walk-in cubicle with shower, rainfall head and glazed screen. Wall mounted vanity unit with inset wash basin and storage drawers beneath, tiled splashback extending to ceiling height. Low level W.C. Inset spotlights. Extractor fan. Heated towel rail. Obscure glazed window.

CLOAKROOM Combination unit incorporating wash basin and W.C. with worktop over and storage cupboards. Wall mounted storage cupboard. Radiator. Inset spotlights. UPVC obscure glazed window.

BEDROOM 3/OFFICE 13'2" x 7'2" (4.02m x 2.18m) Feature UPVC corner window enjoying views across Ilsham Valley. Radiator. Inset spotlights. Range of built-in wardrobes with hanging rail and fitted drawers. UPVC door to:

WORKSHOP 2 x UPVC double glazed windows to rear. UPVC door to garden.

MASTER BEDROOM SUITE Arranged on 2 levels with picture windows on 2 sides, taking advantage of the elevation to enjoy a stunning panorama to the wooded valley and out to sea, with Lyme Bay in the distant.



BEDROOM UPVC double glazed window with views to Lyme Bay. Radiator. **WALK-IN DRESSING ROOM/WARDROBE** - Range of fitted shelving and hanging rails.

Step down to **VIEWING AREA** with 2 x UPVC double glazed windows with views across Ilsham Valley to Meadfoot beach. Inset spotlights. Radiator. Door to: **EN-SUITE BATHROOM** Panelled bath with central mixer tap, shower attachment and tiled surrounds. Large, fully tiled walk-in cubicle with shower, rainfall head and glazed screen. His and hers wall mounted wash basins with wide storage drawers under and tiled splashback. Low level W.C. Bidet with feature splashback extending to ceiling height. Extractor fan. Inset spotlights. Heated towel rail. UPVC double glazed picture window with views over the garden, across Ilsham Valley to the sea.

GARDEN LEVEL

HALLWAY Radiator.

LAUNDRY/UTILITY ROOM 11'9" x 7'3" (3.58m x 2.21m) Worktop with inset stainless-steel sink, tiled splashback, and storage cupboard under. Range of eye-level cupboards. Plumbing and space for dishwasher and washing machine. Radiator. Inset spotlights. Extractor fan. **WALK-IN DRYING ROOM** Space for tumble dryer. Radiator. Wall mounted storage cupboard.



INNER HALLWAY UPVC door to garden. Tiled floor.

CLOAKROOM Low level W.C. Tiled floor. Tiled walls.

BEDROOM 5 11'10" x 9'11" (3.60m x 3.01m) UPVC double glazed picture window to side with views over Ilsham Valley. Radiator.

BEDROOM 4 17'2" x 9'5" (5.22m x 2.86m) max
Enjoying a dual aspect with UPVC double glazed windows enjoying views over the wooded Ilsham Valley. UPVC double glazed sliding doors out to the Garden Room/Kitchen. Radiator. Built-in wardrobe. Door to:

EN-SUITE SHOWER ROOM Fully tiled cubicle with shower, rainfall head and glazed sliding door. Pedestal wash basin with tiled splashback extending to ceiling height. Back to wall W.C. with shelf over. Inset spotlights. Extractor fan. Heated towel rail.

GARDEN ROOM/KITCHEN Room width UPVC bi-fold doors opening out onto the garden terrace, enjoying views over the garden, Ilsham Valley and peeps to the sea. UPVC double glazed window to side. Worktop with matching upstand. Inset SMEG grill with extractor fan over. Built-in Neff oven. Space for fridge. 2 x Storage cupboards. Inset spotlights.



OUTSIDE To the front of the property, a driveway leading to the double Garage, provides **OFF ROAD PARKING** for 3 cars, with an additional, adjoining **OFF ROAD PARKING AREA** suitable for several vehicles.

DOUBLE GARAGE 16'10" x 14'10" (5.14m x 4.51m)

Electric door. UPVC double glazed window with sea views. Integrated condenser washer/dryer. Controls for underfloor heating system. Worcester gas boiler. Pressurized water cylinder with additional water cylinder to provide extra capacity. EAVES STORAGE. Personal door to Hallway at Entrance Level.

A pedestrian gate and flagstone pathway allows access to the side, and a lovely, sheltered Mediterranean style **TERRACED GARDEN**, with white painted walls and surrounding borders. A wooden access gate leads to the **MAIN GARDEN** comprising of a large **DECKED TERRACE** which enjoys the beautiful sea and valley views, with plenty of space for garden furniture to cater for outdoor entertaining and dining, benefitting from direct access into the Garden Room/Kitchen. External power and lighting. Adjoining the terrace is a paved patio with surrounding raised borders, and brick-built oven with chimney, leading to a **GARDEN STORE**. A level lawn and gravelled garden area extends to a further enclosed **TERRACE** with hardstanding and space for A 16ft Hydropool swim spa (for sale by separate negotiation).



ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Band G

MAINS SERVICES – Water, with separate garden supply/Gas/Electricity/Drainage

Underfloor heating to Entrance Level accommodation.

SOLAR PANEL INFORMATION:

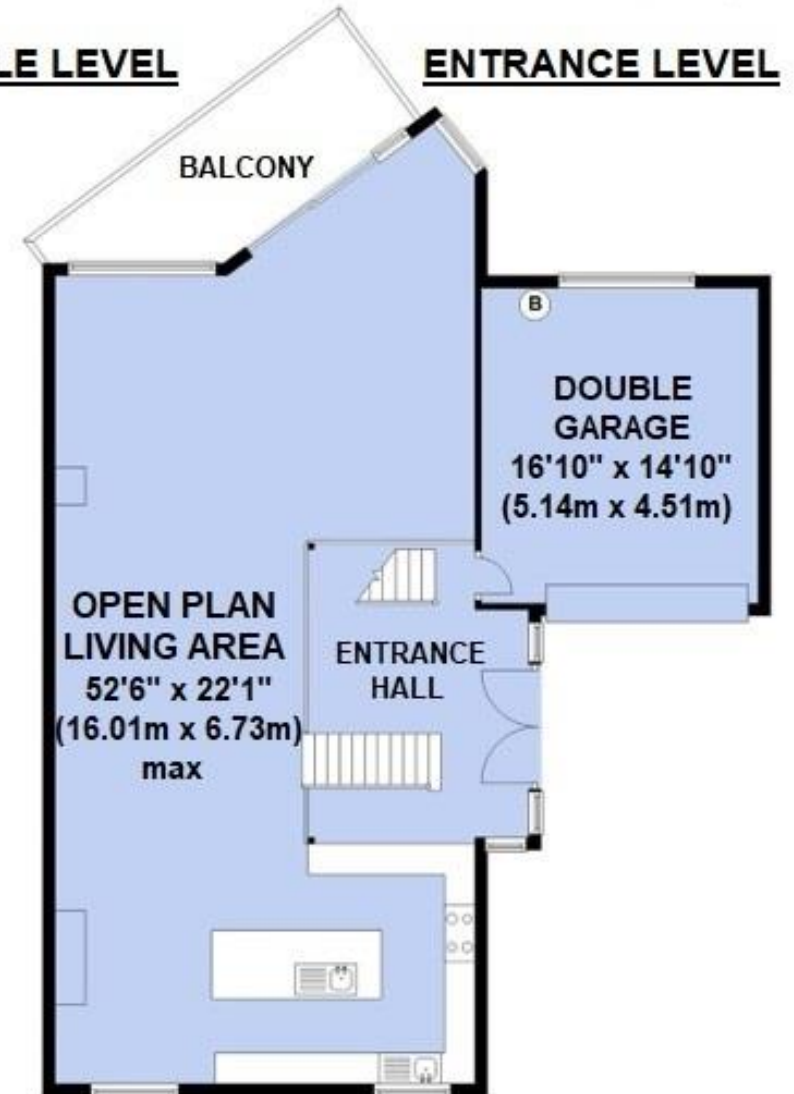
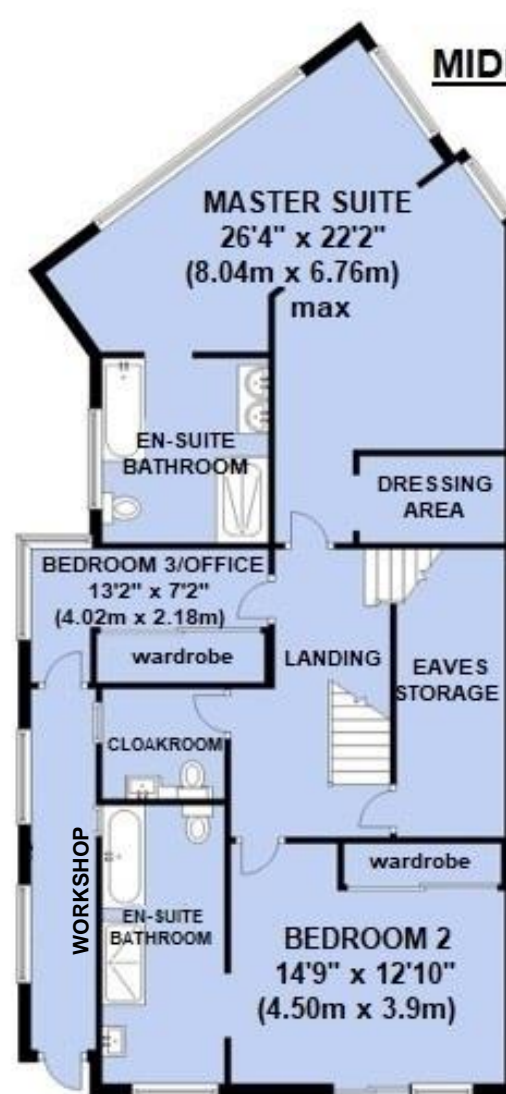
There are 36 solar panels fitted to the roof (on a FIT tariff, paid back quarterly).

We understand from the Vendors, that when there is sufficient ambient daylight, the solar panels can heat the hot water for the property and the Hydropool swim spa in the garden. The solar panels also charge 2 x 5kw hour batteries fitted under the garage which can provide the power for the house during the night, and when the weather is very dull.

The system has the capability to provide charging for an electric car if a car charge point is fitted.



Approximate total living area = 3267.9 sq.ft (303.6 sq.m)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	89 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.