



CORBYNS, RIDGEWAY ROAD, TORQUAY, TQ1 2HL

Pincombe's  
estate agents



**A SUBSTANTIAL DETACHED RESIDENCE ENJOYING OPEN VIEWS ACROSS TREETOPS TO THE WARBERRIES, WITH THE HILLS OF DARTMOOR IN THE DISTANCE**

This individually styled detached House is situated in a highly sought after residential location, convenient to the shops and amenities in Wellswood which are half a mile away. The home is ideally positioned to enjoy the beauty of the coast with Meadfoot Beach, Daddyhole Plain and access to the Southwest coastal path, all within approximately a mile distant, whilst the newly renovated Torquay harbourside is 5 minutes away offering waterfront restaurants and easy access to the sea front promenade. For travelling and commuting, buses run from the harbourside to the neighbouring coastal towns, and Torquay Railway station is situated just off the seafront with regular train services to Exeter, Bristol and London Paddington.

The property boasts a total floor area of 2165.5 sq.ft (201.2 sq.m) with the rooms to the front enjoying the tranquil outlook across treetops and down the valley towards the harbourside and over as far as the distant hills of Dartmoor. The home is offered for sale with the benefit of no onward chain and the accommodation comprises **GROUND FLOOR:** 13' Entrance Conservatory, Cloakroom, 23' Living room with stunning views and opening out onto a paved terrace, Dining room with views and Juliet balcony, fitted Kitchen, Utility and a ground floor double Bedroom with views. **FIRST FLOOR:** Master Bedroom with open views and an En-suite Shower room, 3 further Bedrooms and a spacious Bathroom. Outside to the front there is a driveway and double Garage providing ample parking, along with a garden, paved Terrace and substantial 19' decked Terrace from where you can enjoy the views. The rear garden is arranged on terraces with established planting and a large summerhouse.

## The Accommodation Comprises:

### GROUND FLOOR

UPVC front door with leaded decorative inset opening to:

**ENTRANCE CONSERVATORY/HALLWAY 13'4" x 6' (4.06m x 1.83m)** UPVC double glazed windows to 2 sides and glazed pitched roof. Radiator. Inset spotlights. Coved ceiling. Large walk-in storage cupboard with light. Stairs rising to first floor accommodation. Radiator. Obscure glazed internal window to Living room.

**CLOAKROOM** Low level W.C. Wall mounted wash basin. Inset spotlight. Understairs recess, ideal for storage. UPVC double glazed high level window to front.

**SPACIOUS LIVING ROOM 23'1" x 19'4" (7.04m x 5.89m)** Benefitting from a dual aspect and enjoying a superb panorama over the valley, taking in the Warberries and across to Livermead with the hills of Dartmoor in the distance. UPVC double glazed sliding doors opening out onto a paved terrace. UPVC double glazed window overlooking the rear garden. UPVC French doors opening to the rear garden. T.V. aerial point. Wooden fireplace surround and matching hearth with inset and fitted gas fire. 3 x Radiators.



**DINING ROOM 13'4" x 10'1" (4.06m x 3.06m)** UPVC double glazed sliding doors onto Juliet balcony to the front, with stunning views over the valley as far as Dartmoor. UPVC double glazed high level internal window. Radiator. Coved ceiling. Archway through to:

**KITCHEN 13'7" x 10'6" (3.19m x 4.14m)** Worksurfaces to 3 sides with inset Franke ½ bowl sink unit with range of Shaker style units beneath. Matching range of eye-level units including corner shelving. Pull out larder unit. Central island unit with storage cupboards and drawers. Plumbing and space for dishwasher. Neff 5-burner gas hob and Neff oven with extractor hood above. Part tiled walls. UPVC double glazed window to rear overlooking the garden. Through to:

**UTILITY 9'1" x 8'5" (2.77m x 2.57m)** Worktop with space and plumbing for washing machine beneath. Storage cupboards. Built-in larder cupboard with floor to ceiling shelving. Wall mounted Worcester boiler. UPVC door with obscure glazed inset and matching side screen to rear garden.

**BEDROOM 3 13'4" x 9'2" (4.06m x 3.06m)** UPVC double glazed window to front with views across treetops. UPVC double glazed high level window to side. Radiator. UPVC double glazed

**FIRST FLOOR LANDING** UPVC double glazed picture window with a superb panorama across the area towards the Warberries and the sea in one direction and Maidencome in the other. Radiator. Hatch to roof space. Large storage cupboard housing the water tank.



**BEDROOM 1 13'4" x 13'1" (4.06m x 3.99m)** UPVC double glazed picture window to front enjoying the lovely open views across the valley and treetops to the Warberries. Radiator. Range of built-in furniture including wardrobes, dressers and over bed bridge unit. Coved ceiling. Door through to:

**EN-SUITE SHOWER ROOM** Fully tiled corner cubicle with shower and glazed sliding doors. Vanity unit with worktop and inset wash basin with storage cupboards beneath. Low level W.C. Inset spotlights. Tiled surrounds. Heated towel rail. UPVC obscure glazed window to rear.

**BEDROOM 2 13'9" x 10'6" (4.19m x 3.19m)** UPVC double glazed window overlooking the garden to the rear. UPVC double glazed window to side. Coved ceiling. Radiator. Built-in wardrobes with shelving.

**BEDROOM 4 12'6" x 10'1" (3.81m x 3.07m)** UPVC double glazed window with superb views across the area towards the hills of Dartmoor in the distance. UPVC double glazed window to side. Radiator. Built-in wardrobe.

**BATHROOM** 'P' shaped panelled bath with tiled surrounds and deep tiled shelf to one side, shower and glazed curved screen. Combination vanity unit incorporating worktop with inset wash basin and W.C., with storage and tiled surrounds. Inset spotlights. Heated towel rail. UPVC obscure glazed window to rear.



**BEDROOM 5 10'6" x 6'2" (3.10m x 1.87m)** UPVC double glazed window to rear overlooking the garden. Coved ceiling. Radiator.

**OUTSIDE** The front is approached via a driveway with off road parking for several cars, leading to the: **DOUBLE GARAGE 19'7" x 17'2" (5.96m x 5.24m)** with light and power.

To the side of the driveway, steps and handrail lead up to a **PAVED PATIO** enclosed by wrought iron railings with exterior light, power and space for garden furniture to sit and enjoy the lovely views across the valley. The patio also overlooks the front garden which is planted with a variety of established shrubs with rockery and gravel beds interspersed.

**DECKED ROOF TERRACE 19'7" x 17'2" (5.96m x 5.24m)** Enclosed by wrought iron railings and enjoying tranquil views across treetops to the Warberries, with green fields, hillsides and Dartmoor in the distance.

There is a paved patio at the rear, with central steps leading up to terraces arranged as grassed areas with a variety of mature plants and bushes, crazy paved walls, paved patio areas and decking. On the top terrace, there is a **LARGE SUMMERHOUSE**. Hardstanding for greenhouse.

#### ADDITIONAL INFORMATION

**TENURE** – Freehold

**COUNCIL TAX** – Band G (Torbay Council)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**TOTAL AREA 2165.5 sq.feet (201.2 sq.m) approx.**



**GROUND FLOOR**



**FIRST FLOOR**