



10 GAINSBOROUGH CLOSE, TORQUAY, TQ1 2SB

Pincombe's  
estate agents



### **A TERRACED TOWN HOUSE IN A QUIET CUL-DE-SAC LOCATION WITH AN ENCLOSED REAR GARDEN, GARAGE & PARKING**

Tucked away in a cul-de-sac of similar homes on the wooded slopes of The Lincombes, this terraced town house is conveniently situated for the local shops and amenities at Wellwood which are half a mile distant. The bustling harbourside and marina in Torquay features a variety of shops and waterfront eateries including a Michelin Star restaurant and are located about a mile away. A short 5-minute stroll will take you to Lincombe Woods, where peaceful walks down to the beach and access to the Southwest coast path can be enjoyed at Meadfoot.

For travelling and commuting, there is a bus stop on Higher Lincombe Road, with a service into town and the surrounding areas, Torquay train station is located just off Torquay sea front with regular trains to Exeter and London Paddington. The south devon expressway is the main road link from Torquay to Newton Abbot, Exeter and the M5 and is easily accessible.

The accommodation is presented over 2 floors and briefly comprises: Hallway, Lounge/Diner through to Conservatory opening directly onto the garden, fitted Kitchen with ample storage, Cloakroom and 2 double Bedrooms both with their own En-Suite's. Outside, there is a lawned garden to the front and an enclosed private rear garden featuring a paved terrace to sit and enjoy the tranquil ambience. The property also benefits from a Garage and additional parking closeby.

## The Accommodation Comprises:

**GROUND FLOOR** Composite front door into:

**COVERED ENTRANCE PORCH** Outside store with power and light. Coach light. Composite front door with obscure glazed panels opening to:

**HALLWAY** Radiator. Coved ceiling. Built-in cupboard with plumbing and space for washing machine, shelving and light.

**CLOAKROOM** Low level W.C. Worktop with inset wash basin, tiled splashback and storage cupboard beneath. Extractor fan.

**LOUNGE/DINER** 15'5" x 14'8" (4.7m x 4.47m) Double glazed sliding doors out to Conservatory with views to the rear garden. 2 Radiators. Coved ceiling. T.V. aerial point. Stairs rising to first floor accommodation with useful built-in storage drawers beneath.

**CONSERVATORY** 10' x 9'5" (3.05m x 2.87m) UPVC double glazed windows on 3 sides enjoying tranquil views out to the enclosed garden. Fitted roof blinds and high apex roof. UPVC double opening doors to garden. Ceramic tiled floor. Radiator.

**KITCHEN** 9' x 8'7" (2.74m x 2.62m) A recently installed quality kitchen with Quartz worktops and matching upstands to 2 sides with feature black inset belfast style sink. Good range of storage cupboards and drawers including pan and sink drawers. Fitted larder unit with



double opening doors, fitted space racks and ample shelving. 4-Ring gas hob with extractor hood above and built-in Smeg pyrotechnic, self-cleaning oven with pizza plate. Space for fridge/freezer. Plumbing and space for dishwasher. Part tiled walls. UPVC double glazed window to front enjoying a lovely outlook across the cul-de-sac.

## FIRST FLOOR

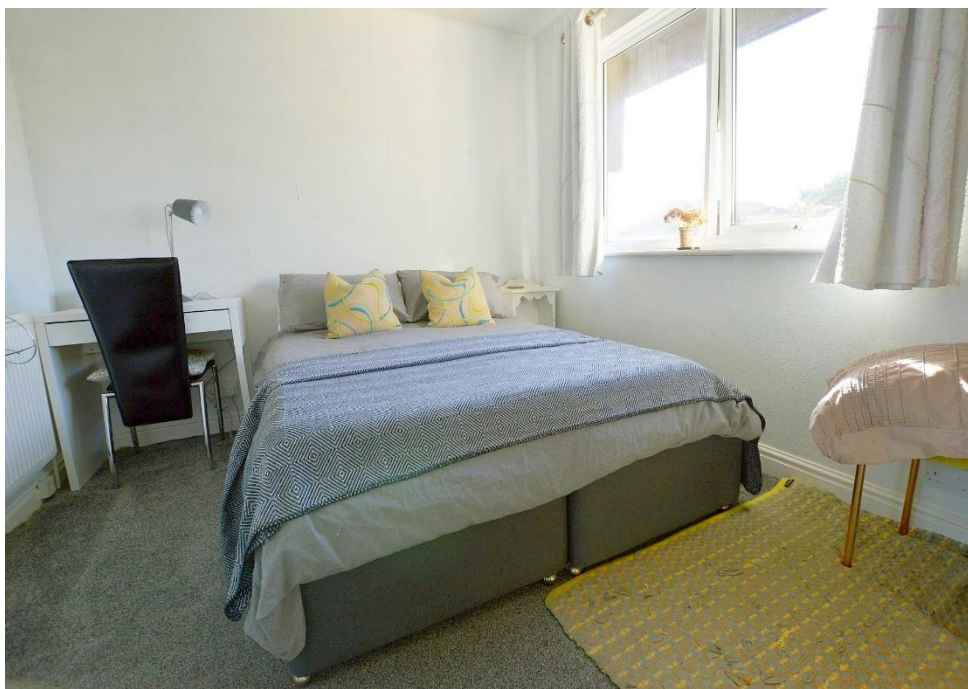
**LANDING** Airing cupboard with the factory legged cylinder and shelving. Hatch and pull-down latter to boarded roof space with light.

**BEDROOM 1 13' x 9'3" (3.96m x 2.82m)** UPVC double glazed window to front enjoying views across the cul-de-sac and beyond. Built-in wardrobes. Radiator. Door into:

**EN-SUITE SHOWER ROOM** Fully tiled walk-in cubicle with Triton shower and glazed screen. Pedestal wash basin. Back to wall W.C. Tiled floor. Radiator. Extractor fan.

**BEDROOM 2 14'8" x 82" (4.47m x 2.49m) plus door recess.** 2 x UPVC double glazed windows overlooking the rear garden. Radiator. Door into:

**EN-SUITE BATHROOM** Newly fitted bathroom suite comprising panelled bath with black rainfall shower head and matching taps with a folding glazed screen. Roca vanity unit with inset wash basin and 2 storage drawers under. Modern back to wall W.C. Panelled walls. Tiled floor. Heated towel rail. Extractor fan.



**OUTSIDE** To the front of the property, steps and a pathway lead to the front door, with an adjoining lawned garden and borders planted with mature shrubs. The rear garden is level and private with a paved terrace providing space for garden furniture to sit out and dine/relax alfresco. To either side of the terrace there are raised borders featuring a variety of attractive leafy plants. At the bottom of the garden, there is a natural stone wall with bushes and mature trees offering privacy, and private gates lead to an access path behind the terrace of houses.

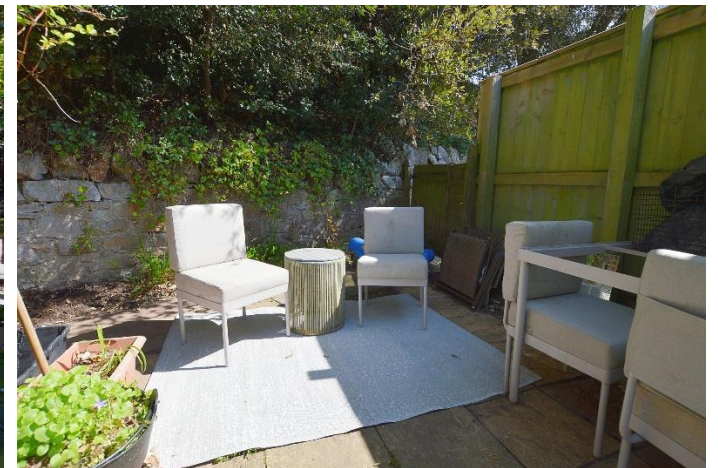
Approximately 100 yards from the property is the:

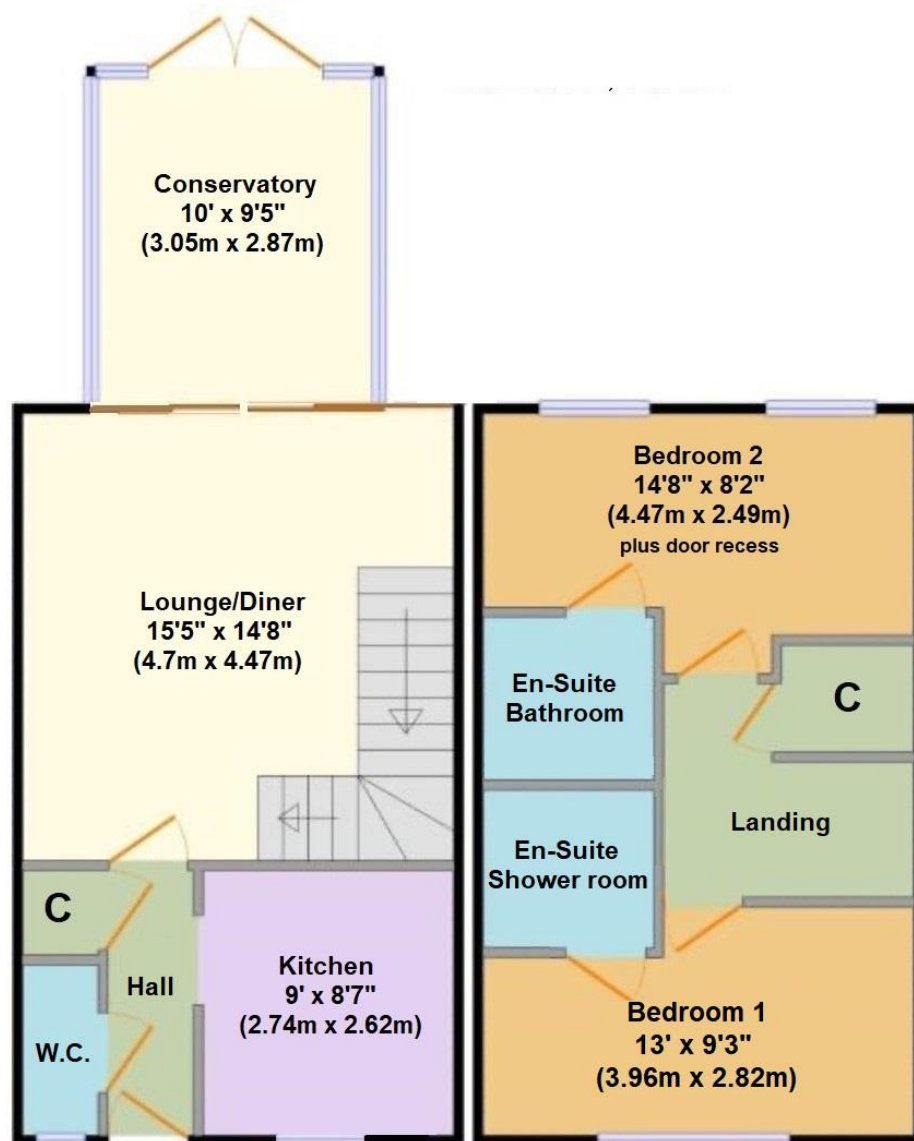
**GARAGE** 17' x 8'3" (5.18m x 2.51m) and there is additional **OFF-ROAD PARKING** available on the driveway in front of the garage.

#### **ADDITIONAL INFORMATION**

**TENURE** – Freehold

**COUNCIL TAX** – Band D Torbay Council





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>	<b>76</b>	<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 