



MEADOWBANK, DADDYHOLE ROAD, MEADFOOT, TORQUAY, TQ1 2ED

Pincombe's  
estate agents





## **A SPACIOUS DETACHED DORMER BUNGALOW WITH STUNNING GARDENS & WITHIN WALKING DISTANCE OF THE SOUTHWEST COAST PATH & MEADFOOT BEACH**

We are delighted to bring to market a beautifully presented detached home boasting an internal floor area of 204 sq.m and featuring stripped wooden floors, a south facing balcony and most of the rear facing ground floor rooms opening out onto the enclosed gardens. The adaptable accommodation is presented on 2 floors, easily utilised to provide additional separate living accommodation for a relative if required. **GROUND FLOOR** 21' Lounge, Dining Room, Kitchen/Breakfast Room, 4 double Bedrooms, 3 with En-Suite's, plus a principal Bathroom. **FIRST FLOOR** Double Bedroom with walk-in Dressing Room, Shower Room, large Eaves Storage area and Sitting area leading onto a south facing Balcony. Outside, the private enclosed grounds feature organic gardens which are exceptionally presented and maintained with various fruit trees, vegetable beds, lawns, terraces and borders planted with mature shrubs. There is a driveway for off road Parking, and a Garage, Utility Room and Workshop with a combined floor area of 34 sq.m.

Daddyhole Road is a short walk to Daddyhole Plain from where far reaching, panoramic sea and coastal views are enjoyed, along with access to the Southwest coast path and Meadfoot. The local shops and amenities at Wellswood are approximately 5 minutes away, and Torquay Harbourside with its waterfront restaurants, shops and leisure facilities are conveniently located half a mile from the property.



## The Accommodation Comprises:

**GROUND FLOOR** Wooden front door with inset double glazed leaded light window featuring an anchor design into:

**ENTRANCE VESTIBULE 6'11" x 6'8" (2.10m x 2.03m)** Arched recesses for display. Stripped wooden floor. Glazed door with obscure side glazed panels into:

**RECEPTION HALL 21' x 8'2" (6.40m x 2.48m)** Coved ceiling. Inset spotlights. Radiator. Stripped wooden floor. Staircase with rope balustrade rising to first floor accommodation. Understairs recess.

**LOUNGE 22' 5" x 12' 8" (6.68m x 3.86m)** Double glazed sliding doors opening onto the rear gardens. Coved ceiling. Radiator. Stripped wooden floor. Door to Inner Hallway. Archway through to:

**DINING ROOM 12' 8" x 12' 6" (3.86m x 3.81m)** Double glazed picture window enjoying a pleasant view out over the front garden. Coved ceiling and ceiling rose. Radiator. Stripped wooden floor.

**KITCHEN/BREAKFAST ROOM 15' 8" x 13' 7" (4.78m x 4.14m)** Hardwood worksurfaces with inset porcelain sink and range of storage cupboards beneath. Built-in floor-to-ceiling storage cupboards. Part tiled surrounds. Integrated dishwasher and 2 x integrated fridges. Space for Range style cooker with tiled splashback and cooker hood over. Radiator. Inset spotlights. Large bay window with seat enjoying a pleasant outlook over the front garden.

**BEDROOM 4 13' 7" x 10' 11" (4.14m x 3.33m)** Double glazed tilt and turn window with views out over the rear gardens. Built-in cupboard. Coved ceiling, central ceiling rose. Radiator. Double glazed door onto the rear garden.





**STUDY/BEDROOM 5 13' 7" x 9' 1" (4.14m x 2.77m)** Double glazed picture window to side. Coved ceiling, central ceiling rose. Radiator.

**BATHROOM 7'11" x 7'2" (2.41m x 2.18m)** Roll top bath with central mixer tap and shower attachment. Pedestal wash basin. Close coupled W.C. Part timber cladding to walls. Fitted mirror. Linen cupboard housing the factory lagged cylinder and immersion heater with shelving. Mirrored display recess. Stripped wooden flooring. Radiator.

**INNER HALLWAY** Built-in storage cupboard. Inset spotlights. Radiator.

**BEDROOM 3 13' 10" x 11' 0" (4.22m x 3.35m)** Double glazed sliding doors and side panel overlooking and leading out onto the rear gardens. Radiator. Mirrored/one-way internal window to bathroom.

**BATHROOM 7'2" x 6'9" (2.18m x 2.05m)** Spa bath with rainfall showerhead and hand attachment, glazed screen. Wall mounted wash basin. Close coupled W.C. Fitted mirror with illumination. Inset spotlights. Heated towel rail. Timber cladding to walls. Extractor fan.

**MASTER BEDROOM 14'7" x 13'8" (4.4m x 4.1m)** Double glazed window to front overlooking the lawned gardens. Door opening onto the garden terrace. Radiator. Inset spotlights. Door to:

**EN-SUITE SHOWER ROOM 10'2" x 7'7" (3.09m x 2.31m)** Double glazed sky-light. Large shower cubicle with shower and glazed sliding door. Vanity unit with inset wash basin and storage cupboard beneath. Close coupled W.C. Fitted shelf and mirror.





## FIRST FLOOR ACCOMMODATION/Guest Suite

**LANDING** Door with access to good size **BOARDED STORAGE AREA** (head height) with light.

**SITTING AREA 9' 7" x 7' 11" (2.92m x 2.41m)** Coved ceiling. Double glazed sliding doors with side panel leading out onto:

**SOUTH FACING BALCONY 12' 2" x 6' 8" (3.70m x 2.03m)** Enjoying a lovely outlook over the rear garden. Decked flooring and wooden balustrade surround. Lights.

**BEDROOM 2 14' 2" x 11' 10" (4.32m x 3.61m)** Double glazed Velux window. Deep recess with shelf. Inset spotlights. Access to eaves storage. Radiator. Through to:

**WALK-IN DRESSING ROOM 9' x 6' 3" (2.9m x 1.9m)** With light and ample space for hanging rails, storage and shelving.

**SHOWER ROOM** Shower cubicle with power shower and sliding glazed door. Vanity unit with inset wash basin and storage beneath. Close coupled W.C. Bidet. Fitted circular mirror. Extractor/light. Coved ceiling.

**OUTSIDE** The gardens are beautifully presented and superbly maintained by the current Vendors, laid out with areas for entertaining, dining alfresco or relaxing and taking in the peaceful ambience.

**FRONT** A 5-bar gate allows access onto a paved brick driveway providing **PARKING** for 2 vehicles leading to the:

**GARAGE 19' x 9' 6" (5.8m x 2.9m)** with up-and-over door, light, and shelving. Through to:





**GAMES ROOM/WORKSHOP/POTTING AREA 27' 11" x 10' 0" (8.51m x 3.05m)** Wooden beamed ceiling with UPVC plastic covering. Power. Radiator. Sliding doors to covered barbeque area. Leading through to:

**UTILITY/LAUNDRY AREA 8'6" x 6'7" (2.59m x 2.00m)** Belfast sink. Plumbing for washing machine. Water tap. Power.

The gardens to the front are mainly laid to lawn with surrounding borders planted with shrubs, trees, organic fruit trees and raised organic vegetable beds including figs, tomatoes and grape vine. External lighting. All weather sockets. **SUMMERHOUSE 16' x 8' (4.87m x 2.96m).**

The impressive and easy to maintain gardens to the rear are south facing and very private, comprising of a PAVED TERRACE running the width of the house and leading onto wide gravelled areas providing ample space for garden furniture. Raised beds are planted with a variety of well-established shrubs and flowers, with the level lawned garden flanked by impressive bushes and shrubs. COVERED BARBEQUE AREA. Towards the far end of the garden, there is a feature rock face illuminated waterfall feature which can be viewed and enjoyed from both the Lounge and Dining Room. Stone steps and a wooden balustrade lead up to a natural wildlife garden terrace enjoying views over the area. External lighting with all weather sockets.

#### **ADDITIONAL INFORMATION**

**TENURE** – Freehold

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







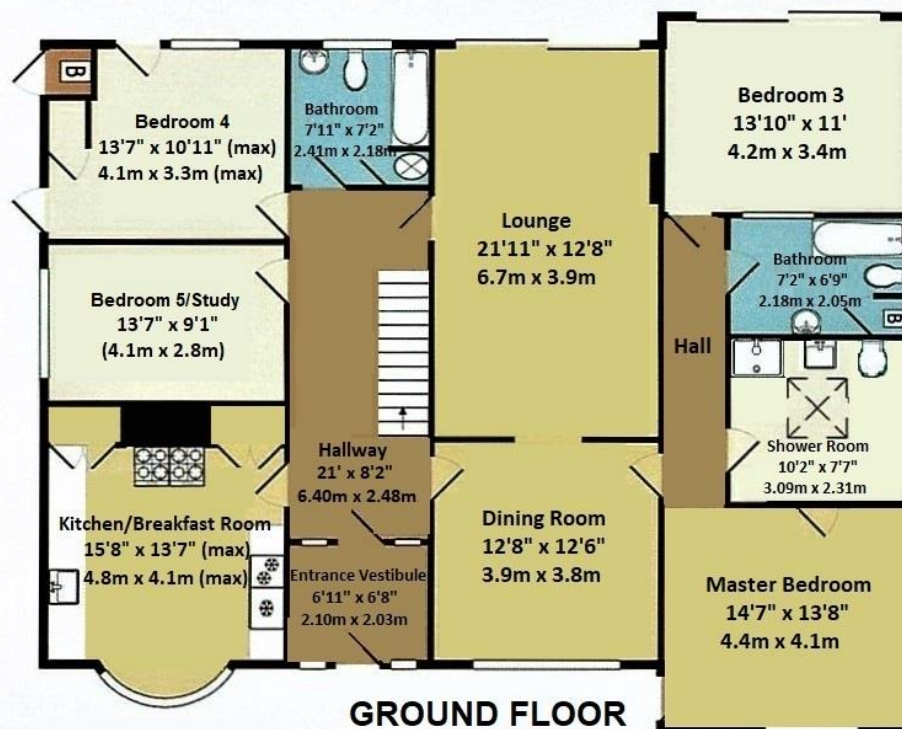
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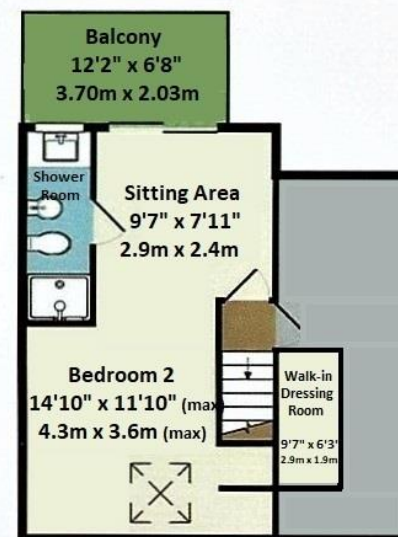


**BUNGALOW FLOOR AREA: 2196 sq.ft (204 sq. m) approx**

**GARAGE/UTILITY/WORKSHOP FLOOR AREA: 366 sq. ft (34 sq. m) approx**



**GROUND FLOOR**



**FIRST FLOOR**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		