



A unique 4 bedroom residence built on the reverse level, set back to take advantage of this suburban mainly wooded site of some 1.4 hectares (3.5 acres approx.) within the English Riviera which offers plenty of living and leisure space and both coast and country views.

Brunel Court, Watcombe Heights Road, Torquay , TQ1 4SG Guide £770,000 F/H

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Brunel Court, Watcombe Heights Road, Torquay , TQ1 4SG

Guide Price £770,000 Freehold

Description

A splendid family home tucked away in one of the most sought after addresses within Torquay. The extensive gardens with sea views and woodland grounds add further to the desirability of this exciting opportunity combined with the obvious development potential subject to consent, early viewings are highly recommended.

Built in the 1980's and designed to enjoy the surrounding panoramas including a most spectacular aspect of Brunel Manor from the first floor kitchen/diner, Brunel Court is situated on the private Watcombe Heights Road approximately 3.5 miles to the north east of Torquay.

For beach lovers, Watcombe beach is less than 1 mile away.

This well arrange yet adaptable property will appeal to those looking to surround themselves with glorious countryside, and idyllic seclusion yet all within close proximity to Torquay and its amenities.

Accommodation

Entrance Porch with front door leading to

Hallway - Light and spacious with stairs leading to 1/2 landing and first floor, ceiling

light and radiator.

Bedroom 2 - 4.20m x 3.72m (13'9" x 12'2")
Fitted wardrobes, wash hand basin, radiator and door to side garden.

Bedroom 3 - 2.73m x 3.72 (8'11" x 12'2")
Fitted wardrobes, radiator and views to front garden.

Bedroom 4 - 2.73m x 3.72m (8'11" x 12'2")
Currently arranged as a study with fitted wardrobes, radiator and views to front garden.

Shower Room - White suite comprising walk-in shower cubicle, glass shower screen, fully tiled walls, pedestal wash hand basin and WC. Heated towel rail and obscured window to side.

Utility Room - Wall mounted units, ample work surfaces, stainless steel single drainer sink, plumbing for a washing machine and space for a tumble dryer. Boiler cupboard.

1/2 Landing with doors to rear garden. A spacious area currently used as an office.

Lounge/Dining Room 6.93m (22'8") long allowing plenty of room for family life/entertaining and opening via French doors to a veranda for al fresco dining.

Kitchen/Breakfast Room - Matching wall and base units with tiled splash back, inset stainless steel 1 1/2 sink with drainer, integrated fridge/freezer, electric oven, separate hob and dishwasher. The breakfast area enjoys an enviable outlook to Brunel Manor Estate in the south.

Master Bedroom - 4.20m x 3.73m (13'9" x 12'3") A delightful room with views over extensive rear grounds, radiator and excellent built in furniture.

Ensuite Bathroom - A spacious wet room complete with walk in shower area, wash hand basin and WC, radiator and cupboard housing hot water tank.

OUTSIDE - The property is approached via private driveway with a double garage, additional carport and parking for numerous vehicles. The grounds of around 3.5 acres are delightful, with countryside all around boasting enviable views.

To the rear of the house the Summer House has been so placed to take advantage of the wonderful views over the town to the sea and Torbay beyond.

The numerous trees and hedgerows form a haven for wildlife and the sheer size of the plot offers excellent scope for enhancement or possible development, subject to any required consents being obtained.

This property benefits from upvc windows and doors, and gas fired central heating throughout.

Council Tax Band - G

EPC - D

Roads & Services - The private road is owned by Watcombe Heights Road, Company Ltd of which Brunel Court has a share, which will be transferred to the purchaser. The annual road charge is £100.

Mains water electricity gas and drainage are we believe connected to the property

N.B. There are currently photovoltaic panels fitted to the property and we are awaiting further contract documentation.

Legal Costs - Each party to be responsible for their own legal costs incurred.

Viewing Strictly by prior appointment contact :-

Nick Wheeldon MRICS

or

Clare Powlesland BA Hons.

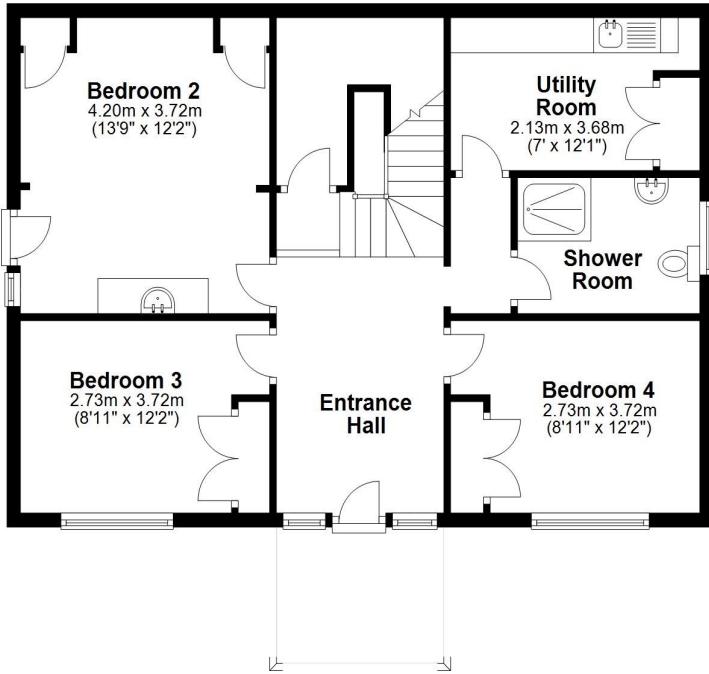
**01803 403060 or property@waycotts.co.uk
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VAT - All prices quoted are exclusive of VAT where chargeable.



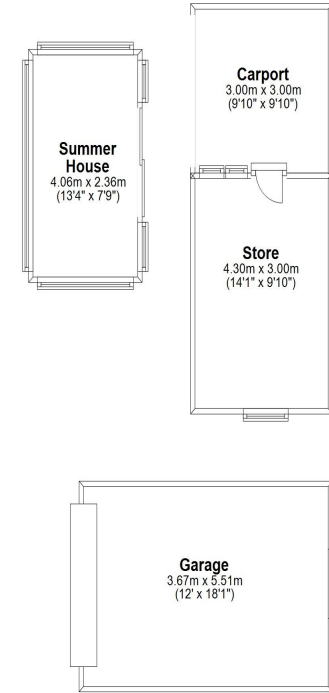
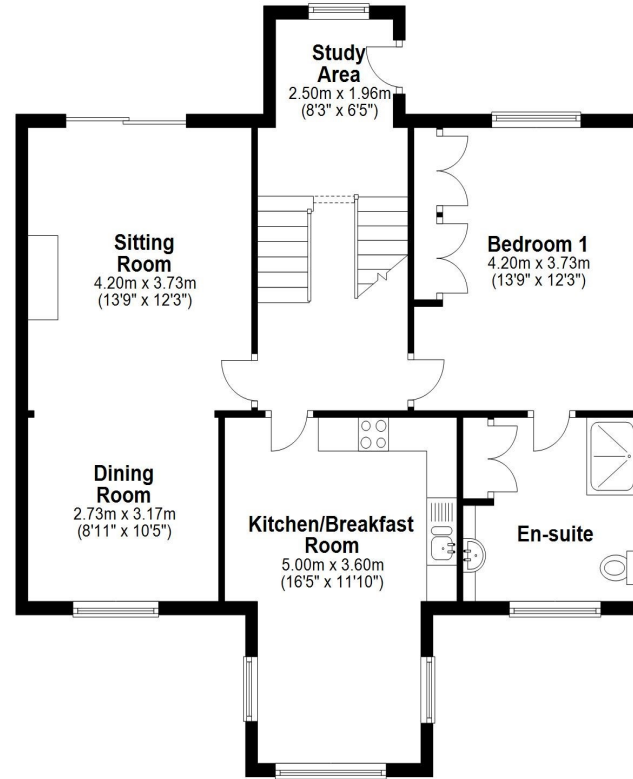
Ground Floor

Approx. 71.0 sq. metres (764.6 sq. feet)



First Floor

Approx. 79.6 sq. metres (857.2 sq. feet)

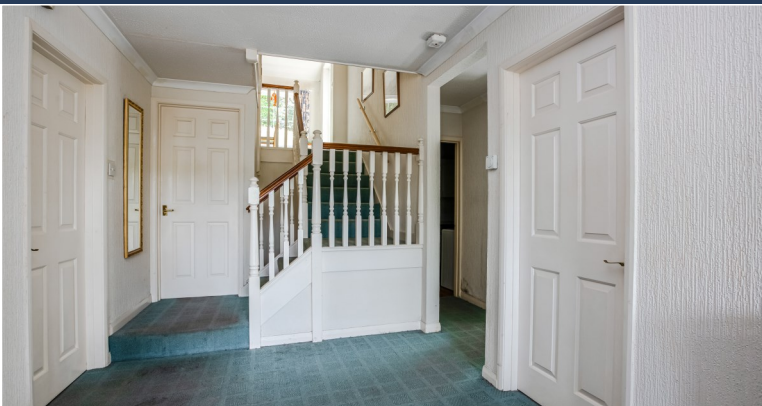


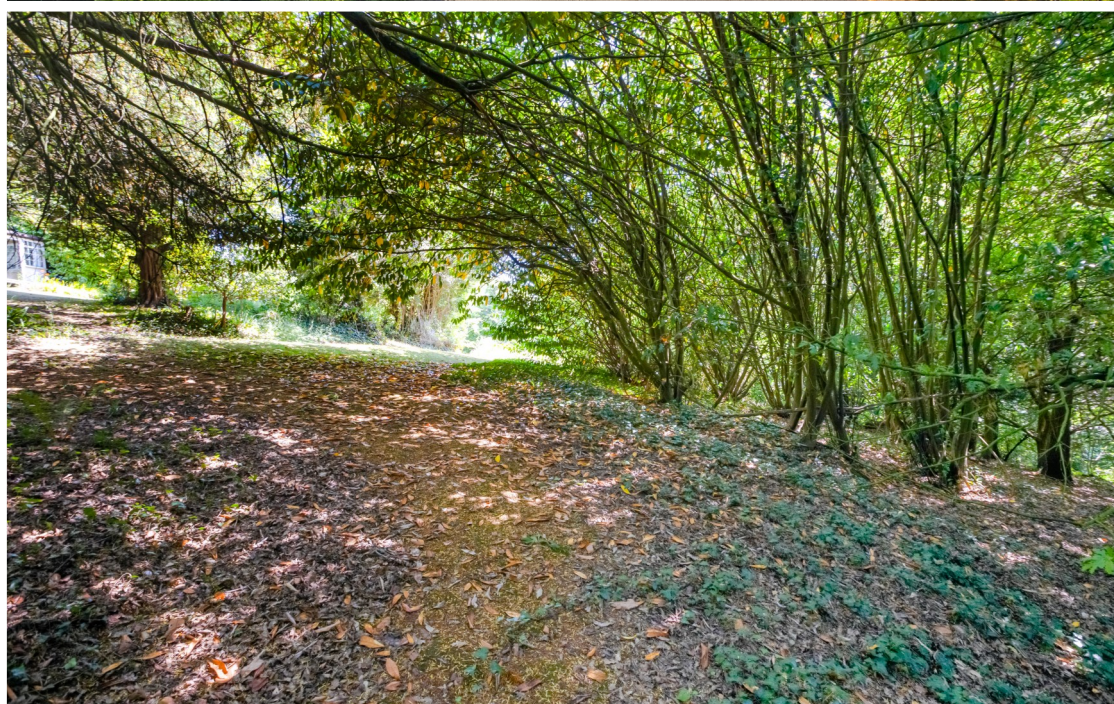
Total area: approx. 150.7 sq. metres (1621.8 sq. feet)

The Estate Office, 84a Abbey Road, Torquay, Devon, TQ2 5NP

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.