



**WOODS**  
DISTINCTIVE HOMES

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# Beechwood

## Higher Lincombe Road

### Wellswood, Torquay, TQ1 2HD

- Detached Dormer Bungalow
- Stunning Views Out to Sea
- Highly Regarded Location
- Large Terrace & South Facing Garden
- Modern Shaker Style Kitchen
- Two Large Reception Rooms
- Four Double Bedrooms
- Double Garage & Driveway
- Family Bathroom, Cloakroom & En-suite Bathroom
- Spacious Accommodation

Delightful four bedroom detached dormer bungalow in Wellswood, with stunning sea views, south facing garden and double garage.

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Woods Homes homes are delighted to offer to the market this beautifully presented family home situated in the highly regarded area of Wellswood. With a sea view, double garage and a south facing garden, this property really has it all to offer.

Accommodation briefly comprises two large receptions, modern kitchen, family bathroom, cloakroom and two double bedrooms on the ground floor, whilst there are a further two double bedrooms and an En-suite bathroom on the first floor.

### Location

Situated in the highly regarded area of Wellswood this dormer bungalow is perfectly positioned with easy access to the boutique shopping area of Wellswood village, with an array of local and mainstream shopping facilities, coffee shops and restaurants. On the main road running through the area there is a regular bus service to the Town Centre, Babbacombe and St. Marychurch. You are also moments from the very popular Meadfoot Beach and Anstey's Cove.



## Accommodation

Set within a desirable road, this lovely family home has generous and well presented rooms throughout.

Upon entering the property, you come to a good size porch with ample space for shoe and coat storage.



A door leads into a spacious entrance hall with stairs rising to the first floor and doors leading to all principle rooms including: a spacious sitting room with feature living flame fire and tri-folding doors which lead out to the rear garden. Interconnecting double doors give access to the dining room which has ample space for a dining table and chairs, this room can also be accessed via the entrance hall.

The kitchen offers a beautifully presented modern shaker style kitchen with matching base and wall mounted units, dark Quartz worksurface with inset sink and etched in drainer. Within the kitchen there are integrated appliances including an eye level oven, grill, microwave, integrated fridge freezer, dishwasher and space and plumbing for a washing machine. A door from the kitchen gives access to the rear garden.

The family bathroom is a good size and offers a modern suite to include an L-shaped bath with glass screen and shower over, vanity wash hand basin with storage under and a closed coupled WC. In addition this floor offers a further cloakroom and two generous double bedrooms.

The first floor benefits from a large landing which could double up as an office space with doors leading to two double bedrooms both with a fantastic view over the local area and the master benefiting from an en-suite bathroom.

## Step Outside

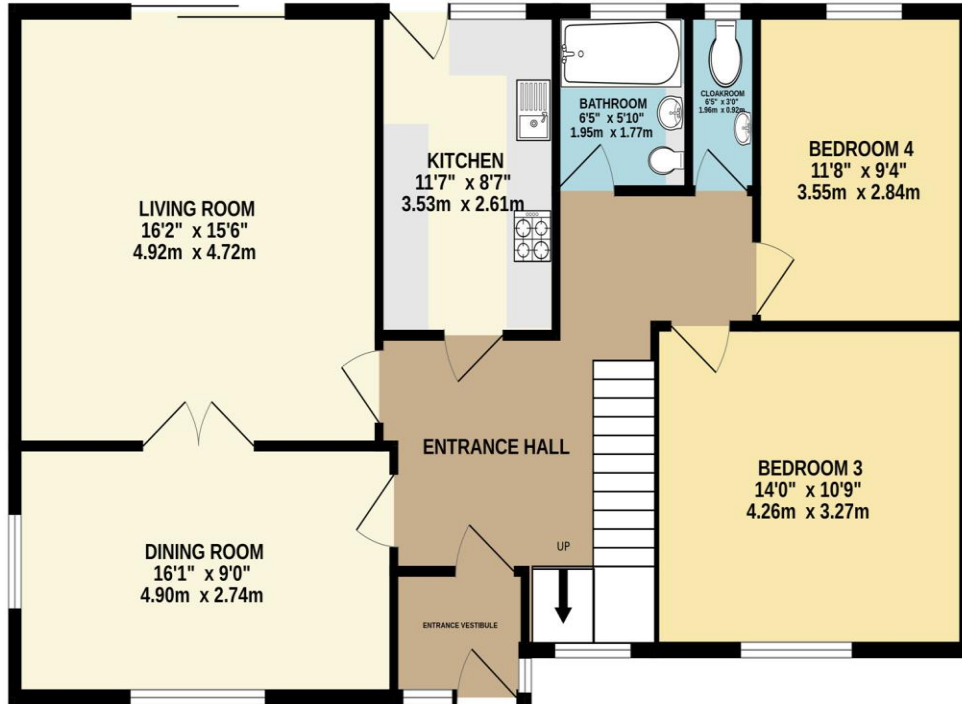
To the rear of the property there is a southerly facing enclosed garden which has a selection of mature shrubs, trees, lawn and a patio area, ideal for al fresco dining. To the front of the property there is a large terrace that benefits from stunning views over Wellswood and out to sea. In addition to this there is ample off road parking and a double garage.



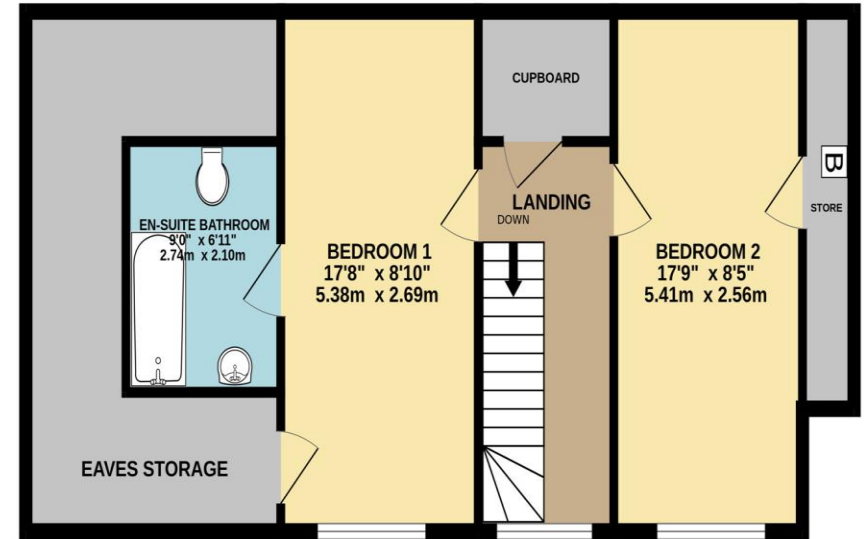
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
1008 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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