



Edginswell Lane, TQ2 7JF
Torquay

G&H Gargan & Hart
Estate Agents



Offers in the Region of
£535,000

Tucked away in an exclusive select development is this individual detached family house, which was the former show home, built in 2013 by local housebuilders Regal Heritage. Set in an ideal location for quick access to Exeter, close to schools, supermarkets and Torbay Hospital as well as the town centres of Torquay and the market town of Newton Abbot. Also, within easy access to local beaches and walking distance of the proposed Edginswell train station. This beautifully presented family home comes with 4 generously sized double bedrooms; the master bedroom suite includes a well-equipped dressing room and spacious ensuite.

As you approach the property you will see 2 parking spaces in front of the double garage. The main door takes you to the entrance hall which boasts a galleried landing with floor to ceiling and double height window adding another lovely feature. The ground floor also benefits from underfloor heating. A door leads you into a lovely light and airy spacious kitchen/dining room with granite worktops, a range of wall, base and drawer units in gloss cream, Karndean flooring, dishwasher, under counter built in freezer and fridge and under cabinet lighting. The windows overlook the front and rear and French doors open out onto the lovely garden. The lounge has double doors from the hallway and is a wonderful place to relax with a flame effect fire, French doors with side glazed windows lead to the garden, bringing the outdoor inside, there are also dual aspect double glazed windows to rear and side which flood the room with light. There is a good-sized Study that would make a great work from home space which is currently been used as a gym with a double-glazed window to the side and a door to the garage. There is also a good-sized downstairs cloakroom with low level W/C wash hand basin and frosted window to the front.

The staircase leads to the galleried first floor landing with a useful storage/linen cupboard. The master bedroom is a real feature of the property with 2 Velux windows as well as a double-glazed window to the front. A door leads you to the dressing room with built in wardrobes and another door to the impressive ensuite with large walk-in shower with thermostatic shower, double glazed window with obscure glass, toilet with concealed cistern, and sink in a wall hung vanity unit. Bedroom 2 is a large double with double glazed window to the rear and door to a ensuite with walk-in corner shower with thermostatic shower, sink in a wall hung vanity unit and low level W/C with concealed cistern. Bedroom 4 is another good-sized double with window to the rear and bedroom 3 is another large double with windows to the rear and side and access to the loft which is large and boarded for storage. The family bathroom is a good size with a panelled bath with hand-held shower, wall hung sink, W/C with concealed cistern, and double glazed window with obscured glass.

Outside to the front is the double garage which is a fantastic space with an up and over door, utility area with plumbing for washing machine, space for tumble dryer and double sink. The garage also houses the boiler and hot water tank. Gardens are to the rear and side with mature hedges and trees, a lawned area and an attractive sundeck with glass and chrome surrounds and a paved patio area, perfect for alfresco living and entertaining. Lastly the good-sized timber shed is perfect for storage.







STAR POINTS

- Detached Family Home
- Double Garage & Parking for 2 Cars
- Corner Plot
- 4 Double Bedrooms, 2 with Ensuites
- Extensive Master Bedroom Suite
- Large Kitchen/Diner
- Work From Home Study
- Double Glazing
- Convenient Location
- Sunny Rear Garden

ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band - F

For prices & more information about Council Tax go to:

<https://www.torbay.gov.uk/council-tax/>

Local Authority – Torbay Council

EPC - C

Shared courtyard with other 3 properties in the development.

Tree preservation order.

There is a water meter at the property.

Check broadband Availability at Openreach Fibre-Checker.

<https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

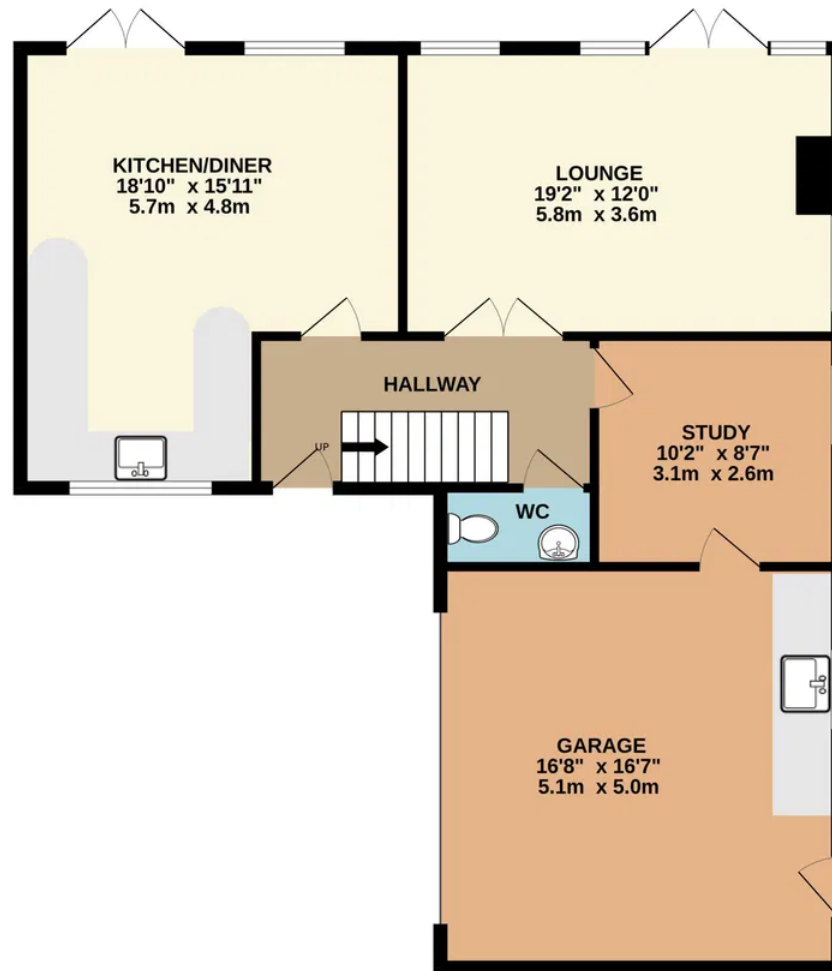
DIRECTIONS

What 3 Words: much.opens.drummers

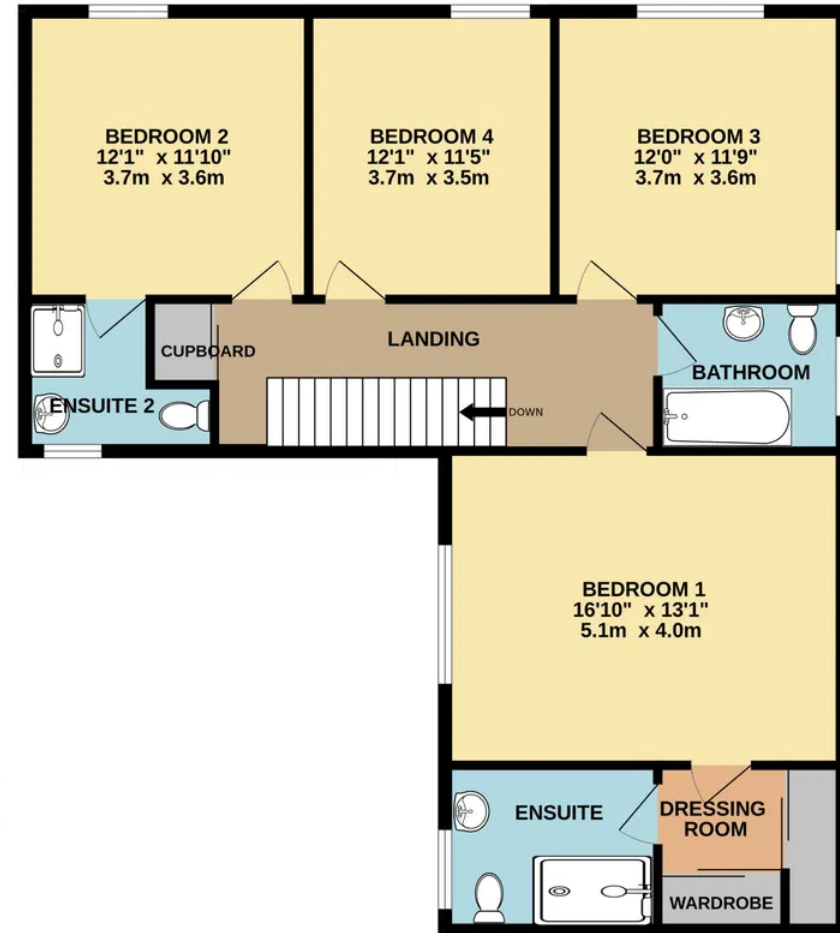
Sat-Nav: TQ2 7JF



GROUND FLOOR



1ST FLOOR



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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