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Westwinds

Westwinds, Higher Erith Road, Torquay, TQ1 2NQ



Exeter 23 miles Totnes 8 miles Newton  
Abbot 7.5 miles

A period three bedroom home  
located in a convenient position  
close to Wellswood and the  
harbour

- Victorian Property with Distant Sea Glimpses
- Three Bedrooms (One En-Suite)
- Large Open Plan Living/Dining Room
- Kitchen and Separate Utility
- Well Established Gardens
- Garage and Driveway Parking
- Level Walk to Wellswood and Close to Harbour
- Potential to Extend Subject to Planning Consent

Guide Price £495,000



#### SITUATION AND DESCRIPTION

Westwinds is a well appointed period home laid out over one level. The accommodation briefly comprising of a large main living/dining room, a galley kitchen, family bathroom, three bedrooms one of which benefits from an en-suite bathroom and a highly useful outside utility room. There are well manicured mature gardens with many areas to sit back and enjoy the tranquil surroundings with partial sea views to be enjoyed. There is driveway parking and the added bonus of a single garage. The property has had previous planning to extend which has now lapsed and there is also a very large loft with good head room, which could easily be made into further accommodation subject to gaining the necessary consents.

The property is located on Higher Erith Road which is a quiet tree lined road well within easy reach of the harbourside and Wellswood shops. The property is within the Lincombes conservation area in an attractive hillside setting.

Torquay is located in the heart of the English Riviera famed for its mild climate and clear waters with a mild south-facing aspect, miles of sandy beaches and with the arrival of the railway in 1848 its growth as a holiday destination for the rich and famous was spectacular. The harbour, with its large marina, palm trees and subtropical gardens, elegant Georgian terraces, plus a myriad of bars and restaurants (one with Michelin-starred cuisine), remains the most attractive area. A good range of educational facilities can be found in Torquay including the highly regarded Torquay Grammar Schools for boys and girls. Exeter is approximately 19 miles from the property, with its extensive range of cultural and recreational facilities. Now an easy commute thanks to the new South Devon Highway.

#### ACCOMMODATION

The entrance hallway has doors from the front and rear of the property. The main living room is a dual aspect large open room with distant views towards Torquay seafront. The character features are retained in this room with the corncicing, high ceilings and a fireplace with living flame gas fire inset to create a central focal point. There is ample space for living room furniture and a large dining table and chairs with this wonderful room being the main heart of the home. A dual aspect galley kitchen looking out over the rear garden comprises of a range of floor mounted units, stainless steel sink with drainer and mixer tap over and space for a fridge/freezer. Bedroom one is a spacious double bedroom with a double glazed door to the front garden and a small terrace area perfectly sized for a bistro table and chairs. Bedroom two is another good sized double bedroom with a large picture window looking out over the front garden towards

the sea front and the surrounding area. An en-suite bathroom serves bedroom two comprising of a panel bath with shower over, WC, wash hand basin, heated towel rail and frosted windows. Bedroom three is a single room with fitted wardrobes and a rear aspect window. A separate utility accessed from the garden comprises of a WC, wash hand basin and space for appliances. A door off the back of the utility room leads to a useful store room area.

#### OUTSIDE

At the bottom of the drive on Higher Erith Road is the single garage with an up and over door and space to park in front of the garage. The driveway leads up to a level parking area to the side of the property providing ample off road parking. A stone archway with iron gate off Higher Erith Road adjacent to the garage leads to a stepped path that meanders through the front mature gardens and up to the front door. The gardens to the front are laid to lawn in areas which are then surrounded by mature shrubs and trees giving a high degree of privacy. A small pond in the centre of one of the front lawns is an attractive feature. On the front elevation of the house is a paved terrace perfect for an outdoor dining set with views of the surrounding area and towards the sea front. At the rear of the property is a useful storage shed and further small lawn area with a bench. A gravelled pathway leads from the drive to the rear door and the utility room and additional store room.

#### SERVICES

Mains water, drainage, gas and electricity. Gas central heating.

#### VIEWING

Strictly by prior appointment only with Stags on 01803 200160.

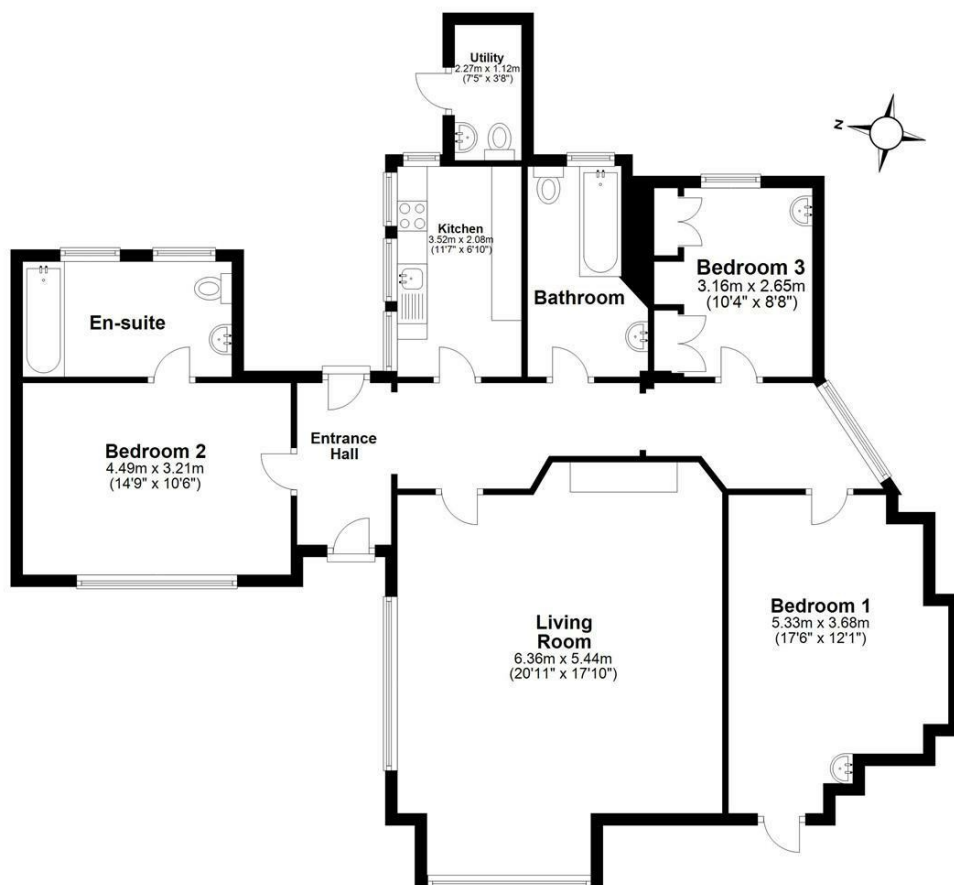
#### DIRECTIONS

From Exeter take the A380 to Torquay and into Riviera Way. On reaching the sea front turn left towards the town centre and harbour. At the Clock Tower roundabout turn right and follow the road up and away from the harbour to a crossroads and follow straight on onto Higher Woodfield Road. Take the third right onto Higher Erith Road and you will find Westwinds on the right hand side.



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**Westwinds, Torquay, TQ1 2NQ**  
Approx. 116.0 sq. metres (1249.0 sq. feet)



Total area: approx. 116.0 sq. metres (1249.0 sq. feet)

These particulars are a guide only and should not be relied upon for any purpose.

6 Vaughan Parade, Torquay, TQ2 5EG



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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