



24, Welsury Road



# 24, Welsury Road

, Torquay, Devon TQ2 7FW

Exeter 22 miles Totnes 10 miles Newton Abbot 6 miles

**\*No Onward Chain\*** A contemporary and inviting detached family home still under NHBC warranty, boasting four double bedrooms plus a study, and featuring a beautifully landscaped low-maintenance garden, complete with a garden studio, a garage, and an expansive driveway.

- Detached Contemporary Family Home
- Accessible Ground Floor Bedroom
- Countryside Views
- Commutable by Train or Car to Major Cities
- Freehold
- Four Double Bedrooms
- Home Office and Garden Studio
- Easy Access to Local Shops and Schools
- Chic Kitchen Diner and Separate Lounge
- Council Tax Band E

Guide Price £550,000

## SITUATION AND DESCRIPTION

This stylish detached home is set off the beaten track within a quiet residential road by The Willows in Torquay. This tranquil location is the perfect blend of convenience and connectivity, offering residents seamless access to the train station and major roads, ensuring effortless journeys to major cities. Numerous highly regarded local schools are also within easy reach of this ideal family home. Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.

This impressive residence features a modern exterior, a detached layout, and four spacious double bedrooms plus a study. With a living room that opens to a balcony showcasing picturesque countryside views, a kitchen diner flowing seamlessly into a generously sized landscaped garden, and an ample driveway along with an integral garage equipped with utility space, this remarkable property offers a harmonious blend of elegance and practicality.



## ACCOMMODATION

Step into this inviting abode through the covered front porch, where a welcoming entrance hall awaits, with downstairs WC for convenience as well as ample cloaks storage. A ground floor double bedroom facilitates convenient and accessible living complemented by an ensuite shower room and generous built-in wardrobe storage. On the first floor, discover a cozy living room with a sunken TV area and a character-filled fireplace featuring an electric fire that sets a warm ambiance. The room offers ample space for an L-shaped sofa, complete with wooden shutters- carried on throughout the house- allowing easy control of light and creating a delightful atmosphere. Adjacent to the lounge area is a cosy space for a potential reading nook, while French doors on the other side of the living room lead to a south-facing balcony offering wonderful countryside views. Across the hall, the U-shaped kitchen with a dining area awaits, seamlessly connected for effortless entertaining and serving while still being well-defined and separate spaces. The kitchen features a stylish two-tone design, complemented by neutral quartz worktops with an upstand for easy maintenance. It includes a stainless steel sink with a drainer set into the worktop, a window above, and a range cooker with a stainless steel extractor hood above. Additionally, integrated appliances such as a fridge, freezer, and dishwasher make this kitchen a functional and chic space. The dining room, bathed in natural light, serves as a modern and elegant area with double aspect patio doors that open up to the impressive rear garden, providing the perfect setting for al fresco dining and entertaining. On this floor, you'll also find a home office adorned with a built-in wooden desk and storage underneath, and space for storage or shelving behind. With a bright south-facing aspect, this space offers an ideal setting for productive work or study. The second floor comfortably accommodates three double bedrooms, two of which offer serene garden and treeline views at the rear. Both bedrooms feature plentiful room for wardrobes. On this floor is also the main family bathroom comprising of bathtub with shower over, floating sink with mirror attached to the wall above and space for storage underneath, WC, chrome heated towel radiator, and space for additional bathroom storage. The principal bedroom, facing the front, grants captivating vistas of Torquay countryside, complemented by built-in wardrobes and a convenient ensuite shower room.

## OUTSIDE

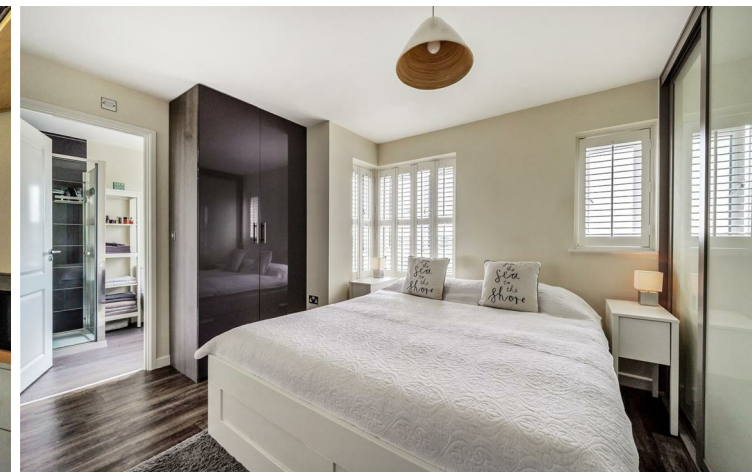
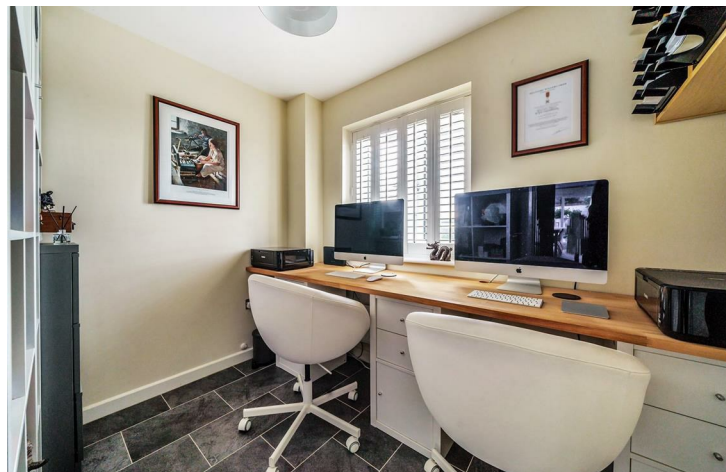
This property features a generously-sized gravel driveway with stone wall borders, offering space for multiple vehicles. Access to the rear garden is made easy with a garden gate, negating the need to pass through the house. The property benefits from a longer-than-average single garage which integrates with the entrance hallway, complete with power, lighting, and an up-and-over door. To the rear, a practical utility area offers worktops and space for a washing machine, tumble dryer, and sink. To the front of the property is a south-facing balcony with stylish glass balustrading and views over the countryside, as well as space for an outdoor sofa if desired. The rear garden, entirely paved for low-maintenance, presents a versatile outdoor entertaining area with several distinct zones for family enjoyment. Raised planters around the garden boundary and within the garden planted with mature shrubs incorporate nature into this functional garden space. A power and light-equipped, insulated garden studio, currently serving as a private yoga retreat, offers a flexible space suited to both work and leisure pursuits.

## SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Standard, Superfast and Ultrafast Broadband supplied by Openreach available. Mobile Networks available are EE, O2, Vodafone and Three.

## VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A | 83                      | 92        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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