



Brunel Court





# Brunel Court

Watcombe Heights Road, Torquay, TQ1 4SG

Exeter 21 miles, Newton Abbot 5 miles, Plymouth 37 miles,  
Totnes 11 miles

Bespoke built and quietly nestled in a large plot with Sea views this detached four bedroom home provides the perfect opportunity for anyone looking for a forever home with potential.

- Four Bed Detached Property
- Private Road
- Large Drive with Double Garage
- In Need of Updating
- Council Tax Band G
- Plot Measuring approx 3.5 Acres
- Secluded Position with Commanding Views
- Reverse Level Property
- Development Potential Subject to Planning
- Freehold

Guide Price £825,000

## SITUATION & DESCRIPTION

Bespoke built and quietly nestled in a large plot with Sea views this detached four bedroom home provides the perfect opportunity for anyone looking for a forever home with potential. This reverse level property is designed to exploit the topography of the plot with the living spaces making the most of the views over the surrounding countryside and beyond. The accommodation briefly consists of a spacious entrance hall with doors to all rooms and stairs to the first floor. Bedroom two, a comfortable double room and bedrooms three and four can be found on the ground floor along with a shower room and utility room. The first floor boasts an open-plan lounge/diner with windows to the front and rear aspect with direct access to the rear gardens. A generous kitchen/breakfast room enjoys views over the driveaway towards Brunel Manor Estate. Bedroom one can be found across the landing, a double room with views over the beautiful gardens and out to the coast. An ensuite wet room completes the first floor. Outside the property is approached via a sweeping driveway with ample parking and access to a double garage. The gardens measure approx 3.5 Acres with a mix of areas laid to lawn and extensive woodland.

Set in a private and highly exclusive address between the quaint fishing village of Shaldon and the bright lights of Torquay amongst the rolling hills of the south Devon coast. Brunel Court is set in a private cul-de-sac just to the south of the terrific little hamlet of Maidencombe, which has its own pub and wonderful beach. A range of first-rate private and state educational facilities are available on your doorstep, as are an excellent range of recreational and cultural facilities. The area is famed for its warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. Residents enjoy a wonderful quality of life and the area is well served with direct rail links to the major cities, and the motorway network nearby at the Cathedral City of Exeter.





## ACCOMMODATION

The approach to the property is via the covered porch with door to the spacious entrance hall with doors leading to all rooms and stairs rising to the first floor accommodation. The property is a reverse level home with three bedrooms, shower room and utility room on the ground floor allowing for a flexible living space with the potential for a multi-generational home. Bedroom two is a generous double room with built in storage and external door. Bedrooms three and four can accommodate a double bed plus storage and have views to the front aspect over the private drive. A modern fitted shower room comprises a three piece suite with WC, wash hand basin and separate shower cubicle. A utility room completes the ground floor with ample storage and space for a washing machine and tumble dryer.

Take the stairs to the first floor where you will be greeted by a light and spacious landing with doors to all rooms. The sitting/dining room provides a welcoming space with double aspect windows and doors leading through to the rear garden. A kitchen breakfast room fitted with eye level and base fitted units provides ample storage and prep space, positioned on the South side of the property with views towards Brunel Manor Estate. Bedroom one is a comfortable double room with stunning views over the lush rear gardens that surround the property. The principal bedroom is complemented by an ensuite wet room with walk in shower, WC and hand wash basin.

## OUTSIDE

The property boasts extensive gardens measuring approx 3.5 acres and is approached via a sweeping driveway with parking for several vehicles and a detached garage. The gardens surround the property and to the rear of the house a level lawn stretches out towards a Summer House perfectly positioned to make the most of the Coastal and Sea views. The rest of the garden is mostly wooded with various pathways winding through established areas of trees, shrubs and hedgerows. The amount of land available lends itself towards further development subject to the usual consents.

## SERVICES

Mains water, drainage, electricity and gas. Standard, Superfast and Ultrafast broadband supplied by Openreach available in the area. Mobile networks available are EE, O2, Vodafone and Three.

## VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.

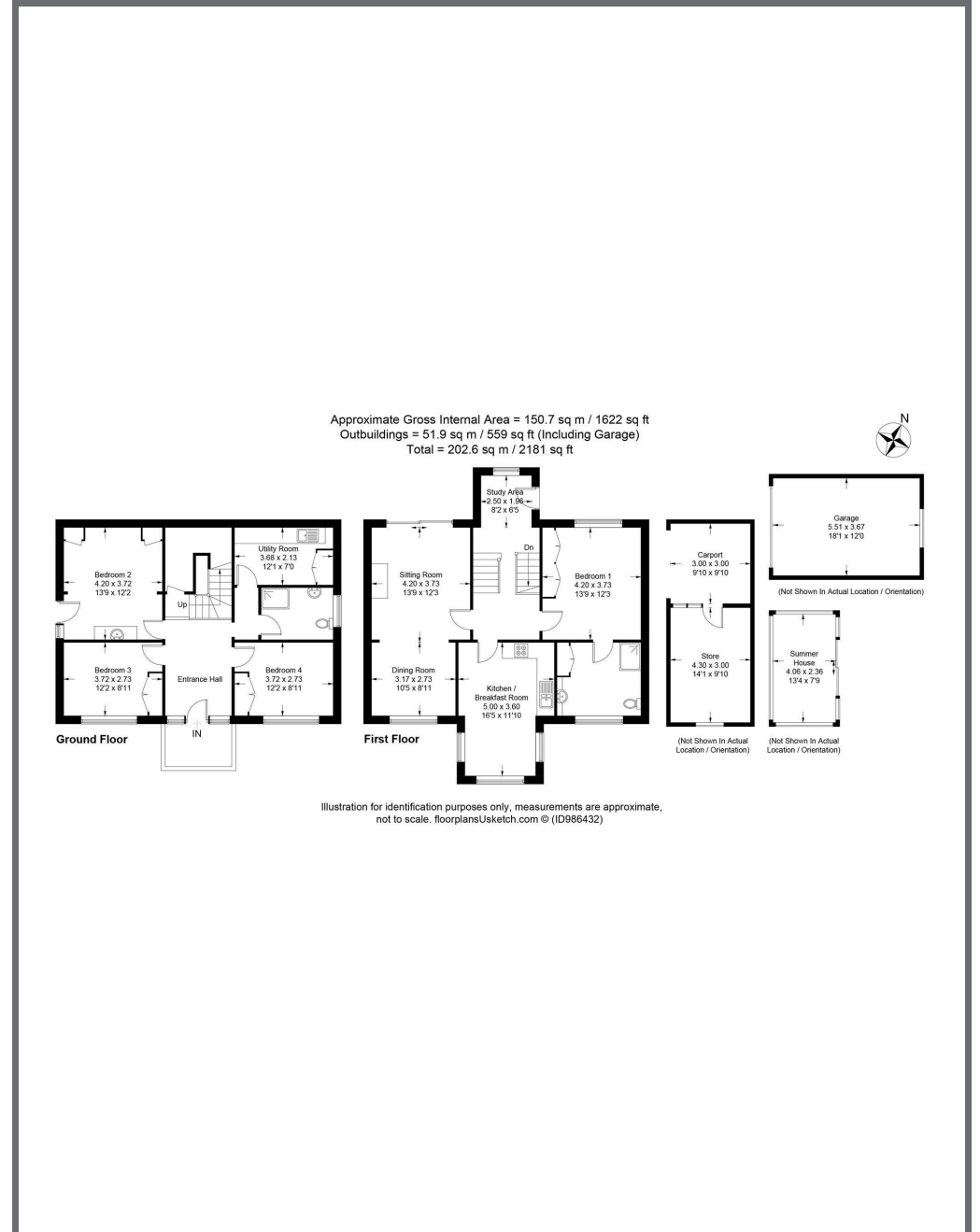
## DIRECTIONS

From Exeter (Haldon Hill) take the left fork on to the A380 signposted to Torquay. After 8 miles leave the dual carriageway signed for Teignmouth. At the roundabout take the first exit for Teignmouth, Bishopsteignton, A381. After 3.2 miles turn left at the traffic lights signposted for Shaldon, Torquay, A379. Having passed over Shaldon bridge follow the road around to the right and continue on the A379 for approximately 3.5 miles whereupon the entrance to Watcombe Heights will be found on your left. Continue along this private road where on your right hand side the property will be clearly signposted.





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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
(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		67	71
EU Directive 2002/91/EC			

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