



Four Winds



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7 Richmond Close, Torquay, TQ1 2PW
Dartmouth 11 miles Totnes 10 miles Exeter 21 miles,

A distinctive detached Modern style property that emphasises sleek lines and geometric shapes nestled near the head of quiet Cul-de-Sac within minutes of the Beach and independent shops of Wellswood Village.

- Quiet Cul-de-Sac Location
- Double Garage
- South Facing Rear Garden
- Council Tax Band F
- Extended Detached Property
- Ample Parking
- No Forward Chain
- Freehold

Guide Price £735,000

SITUATION AND DESCRIPTION

A distinctive detached Modern style property that emphasises sleek lines and geometric shapes nestled near the head of quiet Cul-de-Sac within minutes of the Beach and independent shops of Wellswood Village. This generous and welcoming home benefits from being modernised and extended by the current owner and now provides five bedrooms with flexible accommodation positioned over two floors. Outside this delightful property benefits from driveway parking and a double garage allowing for ample parking space. To the rear of the property a large level garden stretches out to a Southerly aspect, the perfect spot to entertain and soak up the Sun whilst enjoying the views.

Richmond Close is accessed just off the ever popular Ilsham Marine Drive at the head of the Ilsham Valley and is within Minutes of the beach, coastal paths, and the wonderful independent shops of Wellswood Village. 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 deep water bay, with the marina providing excellent mooring facilities. The area provides many scenic walks along South Devon's coastal footpaths, with local golf courses also nearby. A short distance to the North lies the magnificent Dartmoor National Park.



ACCOMMODATION

Access to the property is gained via a porch with door to the vestibule and entrance hall with doors leading to all rooms and stairs down to the garden level. Wide double doors lead you through to the impressive split level sitting/dining room with a cantilever style roof enhancing the feeling of light and space with large windows enjoying views over the rear garden. Step into the Impeccably designed modern fitted kitchen, boasting ample room for a range-style oven and a generously sized double fridge-freezer, alongside a designated breakfast table area. Sunlit and spacious, the kitchen seamlessly connects to the rear garden through elegant double doors, offering a indoor-outdoor lifestyle experience ideal for al fresco dining. Four bedrooms can be found on this floor all of them being large enough to accommodate a double bed. The principal bedroom benefits from built in wardrobes and a ensuite bathroom comprising a WC, wash hand basin and panel enclosed bath. Bedrooms one and two are located to the front of the property whilst bedrooms three and four enjoy views to the rear aspect overlooking the rear garden. A fitted family bathroom can also be found on this floor comprising a modern four piece suite which includes a separate shower cubicle, WC, wash hand basin and panel enclosed bath. Take the stairs down to bedroom five found on the lower ground floor which has its own access out to the rear garden and a further internal space currently used as a gym however, could be adapted to be used as an office, or ancillary accommodation for a relative allowing for a flexible living space.

OUTSIDE

The approach to the property is via a gravelled driveway providing ample parking and access to the double garage with electric up and over door. The garage has power and light, plumbing for a washing machine and houses the wall mounted boiler with personal door to the property. Area laid to lawn with established borders and trees which provide a pleasant and green setting.

Enjoy the ultimate outdoor retreat with a southerly facing level rear garden, providing far-reaching views. The thoughtfully designed patio area offers the perfect setting for al fresco dining, creating an ideal space to savour meals with family and friends while soaking in the captivating surroundings.

SERVICES

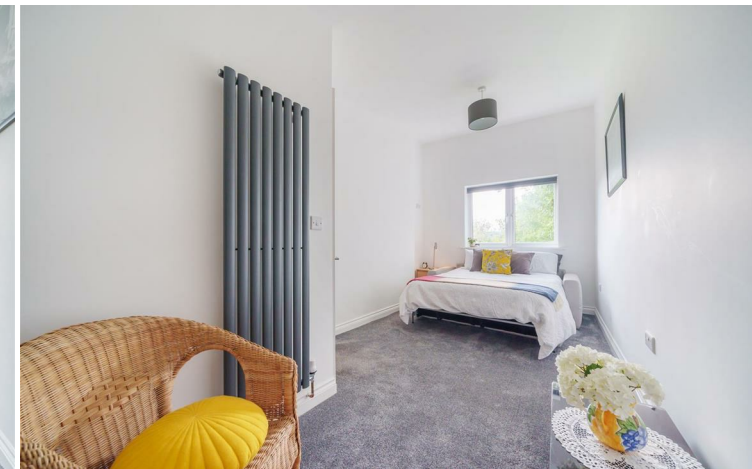
Mains water, drainage, gas and electricity. Gas central heating. Standard and Superfast broadband supplied by Openreach available in the area. Mobile networks available are EE, Three, O2 and Vodafone.

VIEWING

Strictly by prior appointment with Stags on 01803 200160

DIRECTIONS

From the Shops at Wellwood follow Ilisham Road past Kents Cavern and turn left into Ilisham Marine Drive. Follow this road for a short while and turn left into Richmond Close where the property can be found on your left hand side.



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.



Approximate Gross Internal Area
205.8 sq m / 2215 sq ft

Garden Level

- Gym / Home Office: 4.98 x 3.93 (16'4" x 12'11")
- Bedroom 5: 5.46 x 2.72 (17'11" x 8'11")

Entrance Level

- Kitchen / Breakfast Room: 5.44 x 3.90 (17'10" x 12'10")
- Bedroom 3: 4.10 x 2.70 (13'5" x 8'10")
- Dining Area: 4.10 x 3.93 (13'5" x 12'11")
- Bedroom 4: 6.57 x 2.71 (21'7" x 8'11")
- Open Plan Sitting Area: 5.23 x 3.93 (17'2" x 12'11")
- Bedroom 1: 5.00 x 3.76 (16'5" x 12'4")
- Bedroom 2: 3.60 x 2.74 (11'10" x 9'0")
- Double Garage: 5.20 x 4.80 (17'1" x 15'9")

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID97058)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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			
		54	75
England & Wales		EU Directive 2002/91/EC	

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