



13, Woodleys Meadow



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, Torquay, TQ2 6TS

Exeter 23 miles, Totnes 8 miles, Plymouth 33 miles

Stunning detached executive home, tucked away in a tranquil cul-de-sac within the sought-after locale of Livemead. Boasting five bedrooms, including a generously proportioned master suite and a second en-suite, along with a family bathroom, this residence offers ample space for comfortable living.

- Detached Family Coastal Home
- Double Garage & Ample Parking
- Immaculately Presented Throughout
- Freehold
- Five Bedrooms (Two with Ensuites)
- Quietly Situated Modern Development
- Approx 300m to Livemead Beach
- Council Tax Band G

Asking Price £700,000

## SITUATION & DESCRIPTION

Welcome to this stunning detached executive home, tucked away in a tranquil cul-de-sac within the sought-after locale of Livemead. Boasting five bedrooms, including a generously proportioned master suite and a second en-suite, along with a family bathroom, this residence offers ample space for comfortable living. The interior is immaculately presented, featuring a spacious living room, well-appointed kitchen/breakfast room, formal dining area, and a convenient study. Completing the ensemble are a utility room, downstairs WC, and an integral double garage, ensuring practicality. Conveniently located and move-in ready, this home beckons with its inviting ambiance and seamless flow. Outside, a delightful corner plot hosts a level rear garden, perfect for al fresco entertaining, raised beds and a greenhouse, while a private block paved driveway leads to the double garage, ensuring both convenience and privacy all within walking distance to the beach.

Woodleys Meadow is located in the popular area of Livemead, a favoured residential area of Torquay. Local amenities include two shopping parades in nearby Chelston. Torquay railway station is within a short distance with branch line railway links to the intercity network at Newton Abbot with trains to Paddington, Cornwall, Bristol, the Midlands and beyond. The regional airport operates from Exeter (approximately 22 miles), with flights to UK and international destinations.

Within a couple of miles are Torquay boys and girls grammar schools and a number of nearby primary schools. The old world village of Cockington is a mile or so away with access to hundreds of acres of walks, lakes and gardens. A few minutes walk will take you to the Cockington Water Meadows which is the start of a 15 minute pathed walk to the village itself. The property is situated but a few minutes walk from the European Blue Flag Livemead Sands Beach, a popular spot for watersports. A further 15 minutes walk will take you to the Torquay harbour/marina.



## ACCOMMODATION

Access this inviting residence via the front door, where you're welcomed into an expansive entrance hall offering access to all rooms and stairs leading to the first floor. The spacious sitting room beckons with abundant natural light streaming in through dual aspect windows, creating a bright and airy atmosphere. Adjoining the sitting room is the separate dining room, seamlessly connected via double doors, ideal for entertaining guests or enjoying family meals. A feature fireplace serves as the focal point of the room, adding warmth and character to the space. Indulge your culinary passions in this contemporary fitted kitchen, offering ample storage and preparation space. Sleek eye-level and matching base fitted units line the walls, complemented by a spacious worktop that extends into a convenient breakfast bar, perfect for casual dining or morning coffee. Equipped with an array of integral appliances, including a double oven with a warming drawer below and a microwave oven above, a hob with cooker hood, a dishwasher, and a fridge freezer, this kitchen is designed for both functionality and style. A dedicated utility room on the ground floor of this impressive property is equipped with power and plumbing connections for a washing machine, sink, and drainer, as well as ample storage space. Accessible via a door from the utility room is the double garage, additionally, a further door leads from the utility room to the outside, offering easy access to the rear garden. Completing the ground floor layout are a study, providing a quiet space for work or relaxation, and a WC. Ascend the staircase to the first floor of this exquisite home and discover a spacious landing that provides access to all five bedrooms and the family bathroom. The principal bedroom affords generous proportions exceeding 25', with windows on both aspects flooding the space with natural light. A touch of luxury awaits within, as the space boasts a fitted walk-in wardrobe, providing ample storage. Additionally, enjoy the convenience of a modern en-suite, complete with a three-piece suite including a WC, wash hand basin, and a double shower cubicle, ensuring both comfort and convenience. On the first floor four additional spacious bedrooms await, each offering comfortable space for family members or guests. Bedroom two stands out with its own ensuite shower room, providing both privacy and convenience, while fitted wardrobes offer ample storage space. Completing the first floor is a family bathroom, featuring a three-piece suite including a panel-enclosed bath with shower over, a low-level WC, and a wash hand basin with built-in vanity storage cupboards below.

## OUTSIDE

To the front of the property a block paved driveway provides parking for 2-3 vehicles and direct access to the double garage and side access to the rear garden. The Double Garage provides further parking solutions with added storage space, power and lighting. Explore the rear garden of this stunning property with its coveted Southerly aspect you will not be disappointed. Designed for outdoor living and entertaining, the garden features inviting patio spaces perfect for al fresco dining. A level area adorned with lush green lawn is bordered by well-established shrub and flower beds. Discover a terraced area, thoughtfully landscaped with manicured lawns and vibrant flower and shrub borders, creating a serene retreat for relaxation with a good degree of privacy. On the side of the property, a dedicated space awaits the green thumb enthusiast, featuring raised beds for cultivating your own fruits and vegetables, alongside a greenhouse with convenient side access leading to the front of the property.

## SERVICES

Mains water, drainage, electricity, gas. Gas fired central heating. Standard and Ultrafast broadband supplied by Openreach available in the area. Mobile Network is likely with O2, EE and Three.

## LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.  
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

Starting from the Stags Office on Vaughan Road, Head north-west on Strand/A379 towards Cary Parade, Continue to follow A379, At the roundabout, take the 2nd exit onto Torbay Rd/A379, Continue to follow Torbay Rd, Turn right onto Cockington Lane, Turn left onto Livermead Hill, Continue onto Wheatridge Lane, Turn left onto Woodleys Meadow the destination will be on the right.



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 Area = 2130 sq ft / 197.9 sq m  
 Garage = 326 sq ft / 30.3 sq m  
 Total = 2456 sq ft / 228.2 sq m

For identification only - Not to scale

**Ground Floor:** Sitting Room (6.10 x 4.11m / 20' x 13'6"), Dining Room (3.56 x 3.20m / 11'8" x 10'6"), Kitchen (4.53 x 3.51m / 16'2" x 11'6"), Utility (2.49 x 2.01m / 8'2" x 6'7"), Double Garage (5.49 x 5.45m / 18' x 17'11").

**First Floor:** Bedroom 1 (7.74 x 5.44m / 25'5" x 17'10"), Bedroom 2 (3.33 x 3.02m / 10'11" x 9'10"), Bedroom 3 (4.47 x 3.05m / 14'6" x 10'), Bedroom 4 (4.14 x 2.95m / 13'7" x 9'8"), Bedroom 5 (2.36 x 2.24m / 7'9" x 7'8"), Dressing Room (2.36 x 1.86m / 7'9" x 6'2").

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). GridEcom 2024. Produced for Stags. REF: 1110741



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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