



Roselands





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Ashleigh Close, Torquay, Devon, TQ2 8HP

Newton Abbot 4.5 miles Exeter 21 miles Totnes 10 miles

A tucked away four double bedroom family home on a large landscaped plot with ample parking, large garden, and the added benefit of a two bedroom annexe useful for multi-generational living, income potential, or for incorporation into the main home.

- Peaceful and Private Location
- 4 Double Bedrooms in Main House
- 2 Double Bedroom Annexe
- Landscaped Level Wrap-Around Garden
- Four Reception Rooms
- Income Potential
- Large Driveway and Double Garage
- Outdoor Utility Room
- Freehold
- Council Tax Band D, Annexe Band C

## Guide Price £695,000

### SITUATION AND DESCRIPTION

Ashleigh Close, tucked away near the local shops in Barton, is a quite cul-de-sac benefitting from very few dwellings affording peace and privacy, and no through traffic. This wonderful detached home built circa 1940s enjoys a larger than average plot for the area, and briefly comprises of four reception spaces- including a drawing room, sitting room, kitchen/breakfast room, and a dining room with office space- four double bedrooms (one en-suite and another with a dressing room), a family bathroom and an additional WC. In addition to all this, the property includes a two bedroom annexe with its own living space, dining area, kitchen, and bathroom, a long garage, an outdoor utility room, a large garden with a pond, greenhouse and multiple raised beds.

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.





## ACCOMMODATION

A wide entrance hall with built in closet fronts the property and has ample space for coat and shoe storage, and gives access to both the main house and the upstairs annexe. A lockable interior door to the left provides access to the main house and off this hallway is a door to the dining room. The dining room would comfortably fit a table for eight, and has glass-framed double doors to the kitchen making it a perfect entertaining space. Both kitchen and dining room enjoy south-east facing picture windows allowing morning light to flood the rooms. The spacious kitchen also has space for a dining table therefore creating a well-lit breakfast room with access to the rear garden. The kitchen comprises of white floor and wall mounted units with space for a dishwasher, oven and micro-oven at eyeline, stainless steel sink with drainer, gas hob with extractor over, tiles splashback, and space for a fridge and freezer. To the right of the dining room is a characterful drawing room with wooden beams and coving, as well as dual aspect lighting from the window overlooking the landscaped garden, and the patio doors opening on to a patio at the front of the property. There is additional space in the dining room which is currently used as office space given the excellent natural light at this side of the house, and a WC is also found off the dining room. At the other end of the hallway is an inviting sitting room with space for a three piece suite and built in stone fireplace surround and stone media unit attached. This again is a dual aspect room with both south and west facing windows creating a welcoming atmosphere in the afternoons and summer evenings. The principal bedroom is situated by the living room and has vast built in wardrobes with mirrored doors and drawer space, and en-suite shower room with WC and wash hand basin. Bedroom two houses similar built-in wardrobe and drawers with the added benefit of a dressing room with exterior window attached which could be utilised as a home office or could be made into an en-suite. Bedrooms three and four are also doubles and bedroom three has built in wardrobe storage. The family bathroom comprises of separate bath and double-width shower cubicle, wash hand basin, WC, and is tiled throughout with windows for ventilation. Up the stairs in the entrance hall you will find the annexe living room which is a substantial room with triple aspect windows, and dining area across the hallway. The kitchen here also has space enough for a dining table under the window overlooking the garden and with views over Barton. Both bedrooms upstairs are good-sized double bedrooms, one of which has built in storage going into the eaves. The upstairs bathroom comprises of separate bath and shower, tiled walls, WC, basin with storage under, and bidet.

## OUTSIDE

Black iron double gates with matching railings border the property, and open to a wide driveway with space for at least 5 cars. A double length garage sits on the driveway with built-in shed space to the rear. A lawn borders the path to the front door, with mature shrubs and palm trees emblematic of Torquay. A patio at the end of this lawn borders the drawing room and benefits from afternoon and evening sun. To the left of the property as you walk in is an area with raised beds perfect for growing vegetables, and space for a greenhouse. The rear garden is fenced off for privacy and security but can be accessed by gates on either side of the property. To the rear is an area of lawn, a paved path around the garden with exterior lighting, a pond, raised flower beds, and the exterior utility room with space for washing machine and dryer.

## SERVICES

Mains gas, water, drainage and electricity. Gas central heating. Ultrafast broadband is available with Openreach. Mobile coverage available inside and outside with Vodafone, EE, O2 and Three.

## VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.

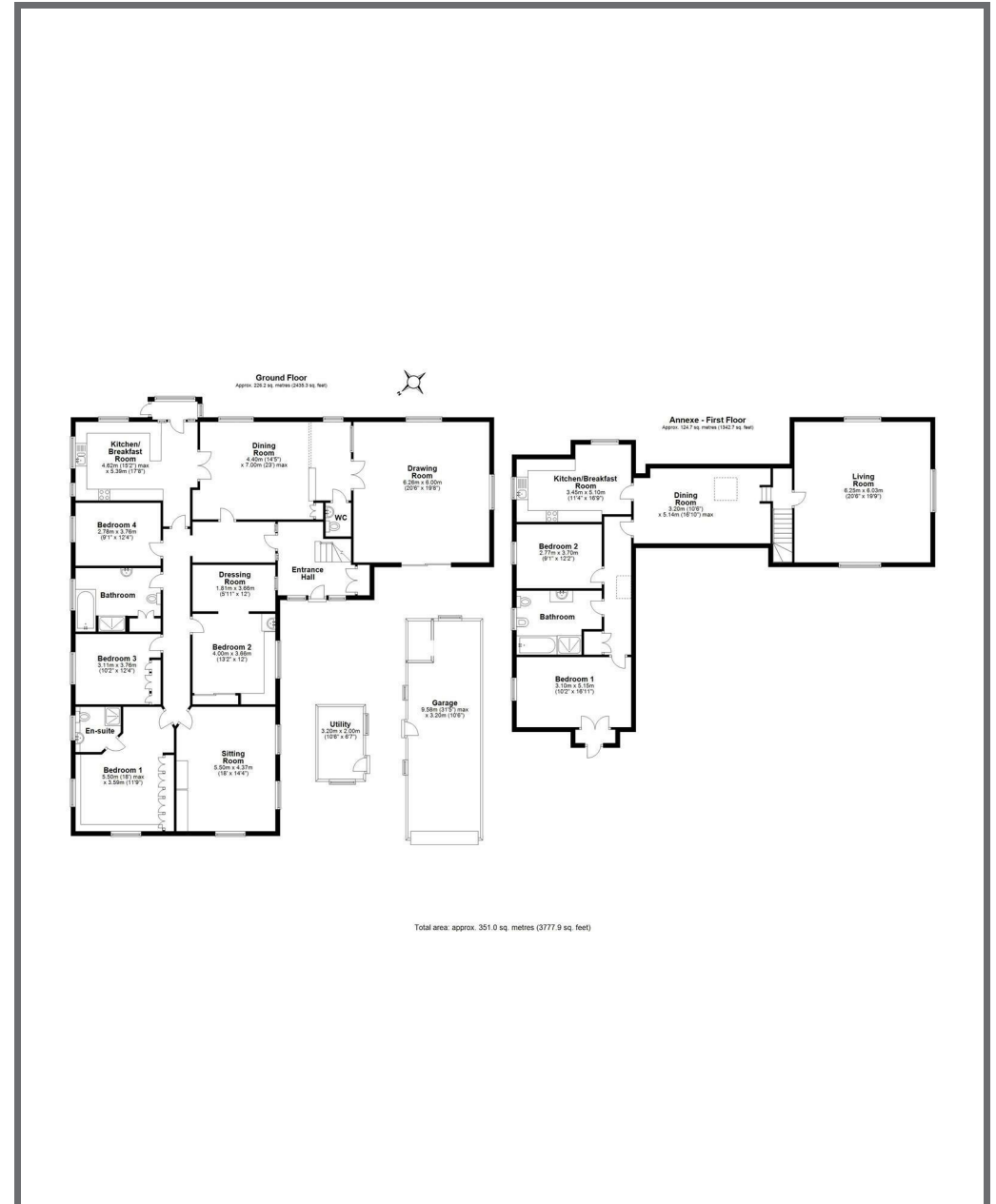
## DIRECTIONS

From Torquay Harbour head towards Newton Abbot on the A3022 Riviera Way. Turn right at the set of traffic lights beside the Hospital into the B3199 (Hele Road). At the roundabout take the first exit onto Barton Hill Road. Past the local shops (Co-op and Tesco) take the first right into Ashleigh Close.





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		
(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		66	72
EU Directive 2002/91/EC			

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