



Chatsworth



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20 Marlborough Avenue, Torquay, TQ1 1TT

Newton Abbot 8 miles Exeter 23 miles Totnes 10 miles

Quietly located at the head of a peaceful cul-de-sac, this immaculately presented four-bedroom detached family home sits on a generous 0.25-acre plot and offers a perfect blend of space, style, and comfort.

- Detached Four Bed Property
- Sought After Leafy Residential Area
- Located a Short Walk from Wellswood Shops
- Immaculately Presented Throughout
- Quiet Cul-de-Sac Location
- Garage & Parking
- Council Tax Band F
- Freehold

Asking Price £750,000

SITUATION AND DESCRIPTION

Quietly located at the head of a peaceful cul-de-sac, this immaculately presented four-bedroom detached family home sits on a generous 0.25-acre plot and offers a perfect blend of space, style, and comfort. Lovingly maintained by the same owners for 37 years, the property has recently been upgraded to provide a contemporary finish while retaining its warm and inviting atmosphere. The light-filled dual-aspect sitting room and open-plan kitchen/dining area create an ideal setting for entertaining, while the traditional first-floor layout boasts four well-proportioned double bedrooms, including a principal suite with an ensuite bathroom. A modernised family shower room adds to the home's appeal. Outside, the beautifully maintained gardens wrap around two sides of the property, featuring lush lawns and a selection of specimen trees, while a spacious driveway and double garage provide ample parking. This exceptional home is perfectly positioned close to local amenities, making it an ideal choice for families seeking tranquillity and space.

Marlborough Avenue is a sought after and attractive development of well-spaced houses built in the grounds of a former Victorian villa known as Wellswood Hall, and is ideally located within easy reach of the amenities of Wellswood, a footpath links the end of the close to Wellswood Avenue. This quiet and leafy area forms part of the pretty Warberries conservation area. Torquay town centre and harbourside are also within easy reach.



ACCOMMODATION

Access to the property is via a charming covered porch, leading into a welcoming entrance hall that immediately sets the tone for this beautifully maintained home. From here, doors open into the spacious sitting room and the stylish kitchen/diner, with additional access to a convenient downstairs WC and built-in storage. The impressive sitting room, extending over 23 feet, is bathed in natural light from large dual-aspect windows that frame delightful views of the surrounding gardens. Across the hall, the modern fitted kitchen features a classic shaker-style with units topped by a stunning marble work surface. Thoughtfully designed it boasts high-end appliances, including an oven, microwave oven, dishwasher, and wine chiller, with ample space for a double fridge/freezer. Flowing seamlessly from the kitchen, the open-plan dining and seating area provides the perfect space for entertaining guests or gathering with family. Ascending the staircase to the first floor, a spacious landing grants access to all four bedrooms and the recently upgraded family shower room. The principal bedroom is a generous double, enjoying views over the front gardens and benefitting from an ensuite bathroom complete with a WC, wash hand basin and panelled bath. Bedroom two is another comfortable double with built-in wardrobes and a pleasant front aspect. Bedrooms three and four are both well-proportioned and can easily accommodate double beds, each overlooking the rear garden. The family bathroom has been newly fitted with a contemporary three-piece suite, including a double shower cubicle, WC, and wash hand basin, offering a modern and stylish space. With its well-planned layout, bright and airy interiors, and a perfect balance of character and modern convenience, this home is ideally suited for family life.

OUTSIDE

The extensive outside space is a true highlight of this property, offering a perfect balance of practicality and natural beauty. A spacious driveway provides ample parking and leads to the double garage, which benefits from power, lighting, and a convenient personal door to the rear garden. Wrapping around most sides of the home, the generous plot boasts well-established borders and an array of specimen trees, creating a peaceful and private setting. The beautifully maintained lawn provides plenty of space for children to play, while thoughtfully designed seating areas invite you to relax and soak in the tranquil surroundings. Whether enjoying a quiet moment with nature or entertaining guests with al fresco dining, this garden is a wonderful extension of the home.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Standard and Superfast Broadband available in the area. with Openreach. Mobile coverage likely with EE.

VIEWING

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From the Stags office and by car (NB: there are a number of quicker ways to walk from this property to the harbour and town centre restaurants), proceed along the Strand to the clock tower known as the Mallock Memorial. Turn left at the island and proceed up Torwood Street, take the seventh turning on your left into Lower Warberry Road, follow this to the corner and turn right into Marlborough Avenue. Continue into Marlborough Avenue and take the fork on the right hand side where the property can be found at the head of the road 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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