



10, Hawthorn Park Close



**STAGS**



# 10, Hawthorn Park

Torquay, TQ2 6SS

Exeter 23 miles, Totnes 8 miles, Plymouth 33 miles

Positioned on an elevated plot to fully embrace its breath taking panoramic views over Torquay and the sparkling sea beyond, this three-bedroom detached bungalow offers a combination of tranquillity and stunning scenery.

- Detached Three Bedroom Bungalow
- Commanding Coastal & Sea Vistas
- Garage & Ample Parking
- Quiet Cul-de-Sac Location
- Generous Corner Plot
- Potential to Improve
- Secluded Position
- No Forward Chain
- Council Tax Band E
- Freehold

Asking Price £575,000

## SITUATION & DESCRIPTION

Perfectly positioned on an elevated plot to fully embrace its breath taking panoramic views over Torquay and the sparkling sea beyond, this three-bedroom detached bungalow offers a combination of tranquillity and stunning scenery. Located at the head of a peaceful cul-de-sac, the property is set within a generous and private plot, affording a good degree of privacy and seclusion. Its commanding position delivers far reaching coastal vistas and out to sea making this a perfect choice for anyone looking within the local area.

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. Located in a prime location on the edge of the sought-after Chelston conservation area, with the nearby village-style communities providing a range of local amenities, including independent shops, inviting cafés, a parish church, and a local bus service. The property is also ideally positioned for easy access to Torquay seafront, as well as Torquay railway station. There is a choice of well-regarded schools in the area including Preston and Cockington primary schools plus Torquay and Churston Grammar Schools.





## ACCOMMODATION

Access to this charming bungalow is via a double-glazed storm porch, featuring double doors that open into a welcoming entrance hall. The hall serves as the central hub of the property, providing access to all rooms and offering built-in storage, including an airing cupboard housing the hot water cylinder, a cloaks cupboard, a further storage cupboard and a convenient loft access hatch. The generous sitting room is a standout feature, showcasing far-reaching coastal and sea views that stretch out below, framed perfectly by large double-glazed windows flooding the space with natural light, creating a bright and inviting atmosphere. The room seamlessly incorporates a dining area, which connects to the kitchen and is equipped with a range of eye-level and base-fitted units, an integral oven and gas hob, a dishwasher, and a wall-mounted boiler, along with space for a fridge freezer. A door from the kitchen leads back to the entrance hall or to the conservatory, which offers additional functionality with plumbing for a washing machine, space for a fridge, and double-glazed patio doors opening to the rear garden. The principal bedroom is a generously sized double room that takes full advantage of its elevated position, offering commanding views over the bay—perfect for waking up to stunning coastal scenery. Bedrooms two and three are also spacious double rooms, both featuring built-in wardrobes for practical storage. The bathroom is well-appointed with a three-piece suite, including a low-level WC, a wash hand basin, and a shower cubicle, complemented by a heated towel rail. Additionally, the property benefits from a separate WC.

## OUTSIDE

The property is approached via a gated driveway, offering parking for 3-4 cars and leading to the garage, front porch, and rear garden. The front garden is mostly laid to lawn and framed with shrub and tree borders. The expansive rear garden is a standout feature, mostly laid to lawn and framed by mature shrubs and trees, creating a peaceful and private outdoor space. The garden widens toward the rear, where a generous patio area provides the perfect setting for outdoor entertaining. Additional highlights include a potting shed and a secondary patio area to the side, allowing you to enjoy the sun throughout the day. This tranquil garden not only ensures a high degree of privacy but also offers stunning sea views.

## SERVICES

Mains water, drainage, electricity, gas. Gas fired central heating. Standard and Ultrafast Broadband available in the area with Openreach and Virgin Media. Mobile coverage likely with 02.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From the Stags Torquay office proceed along the sea front towards Paignton on the A379 with the sea on your left and the Torre Abbey Meadows on your right. Continue along this road, after cresting the hill you will find a staggered junction on your right signed Cockington. Turn right here and rather than continuing on Cockington Lane, proceed up Livermead Hill, at the top turn right into Old Mill Road and then left into Manscombe road. Continue up Manscombe road taking the second right into Hawthorn Park Close where the property can be found at the head of the Cul-de-Sac.



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.

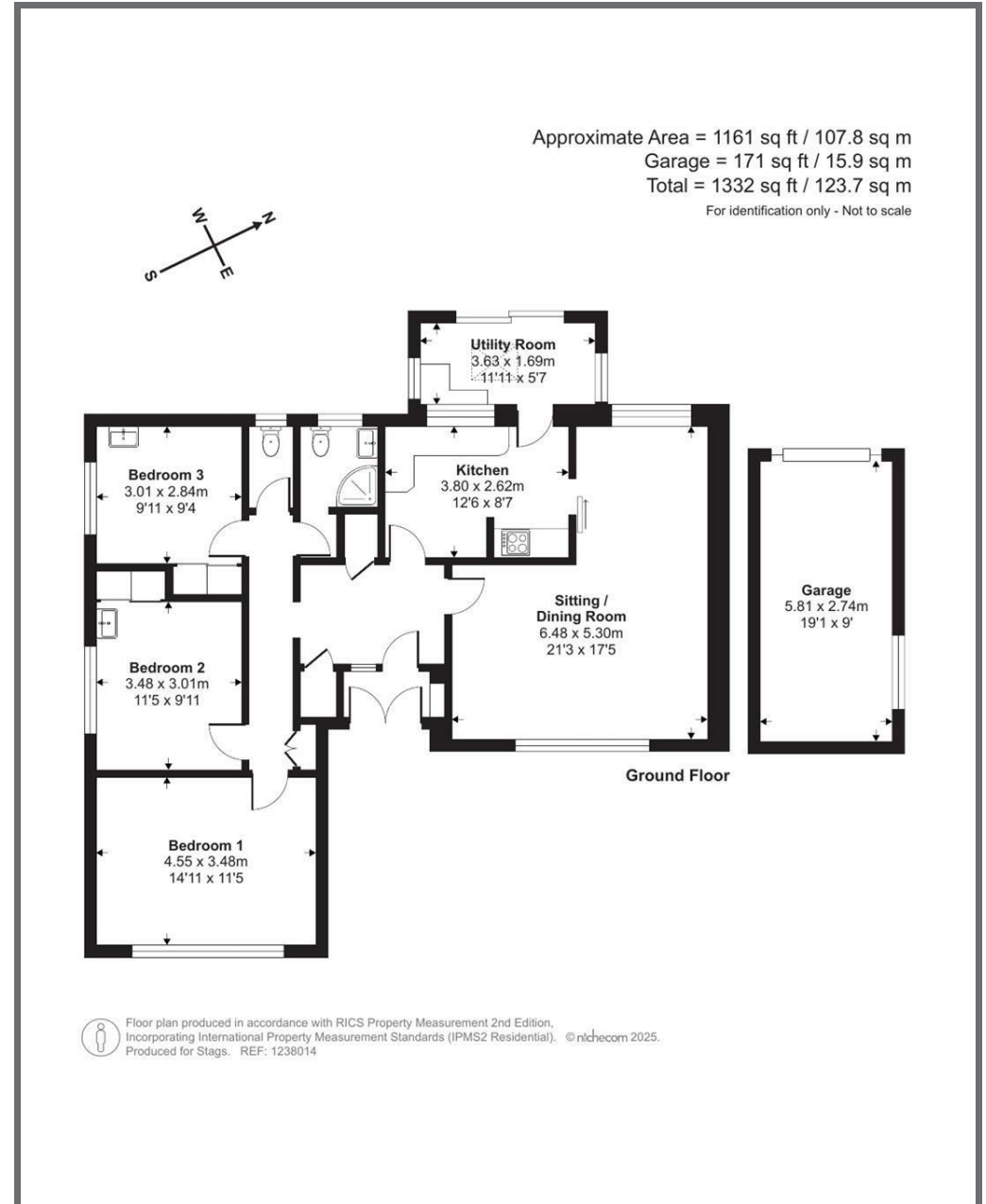


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-101) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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