



21 Stoneleigh Drive



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Torquay, Devon, TQ2 6TR

Exeter 23 miles Totnes 8 miles Plymouth 33 miles.

Spacious coastal home with stunning sea views,
large balcony, double garage and tiered garden.
Generous living areas and flexible multi-level layout.

- Spectacular, sea views from principal rooms and balcony
- Double garage
- Modern kitchen/dining space
- Tiered rear garden offering multiple areas for relaxation and planting
- Council Tax Band: G
- Large sea-facing balcony
- Ground-floor Gym / Dance Studio
- Spacious multi-level layout
- Freehold
- EPC Band: C

£800,000

Perched in an enviable elevated position & neighbourhood, this impressive multi level home boasts fantastic far reaching sea views, that can be enjoyed from several principal rooms and the expansive first floor balcony. From the moment you arrive, the sense of space and light is immediately apparent, offering a rare combination of coastal scenery and generous accommodation ideal for families or those seeking a striking home by the sea.

The property features exceptionally large living spaces, including a beautifully proportioned sitting room that opens directly onto the sea facing balcony, perfect for entertaining, alfresco dining, or simply unwinding while gazing over the coastline. The spacious kitchen/dining room is ideal for modern living, complemented by a useful utility room, study and cloakroom, all arranged to suit both everyday comfort and social occasions.

With multiple bedrooms spread across all three floors, the layout provides superb flexibility for guests, multi-generational living or dedicated workspaces. The ground floor benefits from a flexible ground floor gym / dance studio plus two additional bedrooms both with en-suites, while the upper floors offer bright, well-appointed bedrooms including a substantial master bedroom.

Outside, the home continues to impress with its tiered rear garden, offering a selection of terraces ideal for planting, relaxing or creating dedicated outdoor zones. Completing the picture is the double garage, providing secure parking and exceptional storage space. This is a truly versatile coastal property that combines scale, views and lifestyle to make this a remarkable new home.





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.



Ground Floor
Main area: approx. 82.1 sq. metres (884.0 sq. feet)
Plus garage: approx. 30.0 sq. metres (322.4 sq. feet)

First Floor
Approx. 90.7 sq. metres (976.3 sq. feet)
(excluding Balcony)

Second Floor
Approx. 90.3 sq. metres (972.1 sq. feet)

Main area: Approx. 263.1 sq. metres (2832.4 sq. feet)
Plus garage: approx. 30.0 sq. metres (322.4 sq. feet)

Ground Floor Rooms: Gym/Studio (3.65m x 5.64m), En-suite, Bedroom 4 (3.66m x 3.47m), Garage (5.93m x 5.06m), Entrance Hall, Bedroom 3 (3.35m x 3.85m), En-suite.

First Floor Rooms: Kitchen/Dining Room (6.24m x 4.28m), Utility, WC, Study (3.89m x 3.47m), Landing, Sitting Room (5.70m x 5.06m), Balcony.

Second Floor Rooms: Family Bathroom, Bedroom 5 (2.25m x 3.22m), En-suite, Landing, Bedroom 2 (6.24m x 3.64m), Dressing Room, Master Suite (5.64m x 5.06m).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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