



Our View “A property that must be seen to be appreciated”

This truly delightful period property offers well-presented and spacious accommodation throughout, comprising two large reception rooms, a kitchen/dining area fitted to a high standard, four double bedrooms, and well-appointed bathrooms. The property also benefits from enclosed and immaculately maintained gardens and is situated in a popular area of Torquay, just a short walk from the seafront.

Accommodation begins with an entrance porch featuring wood-effect tiled flooring, which continues throughout much of the ground floor. A door leads into the welcoming entrance hallway, which provides access to the living room. Located at the front of the property, the living room enjoys double-glazed windows to the front and side aspects, a feature gas fireplace with mantel surround, and useful storage recesses. Continuing through the entrance hallway, access is found to a delightful separate dining room. This versatile space enjoys double-glazed windows to the front, side, and rear aspects, allowing for an abundance of natural light. Further features include a fireplace with mantel surround, a built-in wine cooler, and shelving. Also accessed from the hallway is a useful pantry cupboard situated beneath the staircase, before opening through to the impressive kitchen/dining area, which truly forms the hub of the home and must be viewed to be fully appreciated. The kitchen is fitted to a high standard with a matching range of wall and base units, which continue into the dining area. A comprehensive range of integrated appliances includes

multiple fridge and freezer units, a dishwasher, washer/dryer, range cooker with extractor hood and lighting above, mixer-tap sink with integrated drainer, and a cupboard housing the combination boiler. Additional features include inset spotlights, continued wood-effect tiled flooring, and double-glazed windows to the side and rear. From the kitchen, access is provided to a separate WC featuring a low-level flush WC and inset spotlighting. A further door leads to a staircase rising to an additional double bedroom. This room offers a variety of potential uses, including as a guest suite, and benefits from a double-glazed rear window overlooking the garden, an incorporated desk with storage, and a shower with wash hand basin and partly tiled walls. From the entrance hallway, a staircase rises to the first floor landing, where access is provided to three further double bedrooms, all benefiting from double-glazed windows. The principal bedroom enjoys a range of bespoke fitted wardrobes and double-glazed windows to the front and side aspects. Also on this floor is a well-presented family bathroom comprising a low-level flush WC, wash hand basin with storage beneath, panelled bath, and mains-fed shower. Additional features include an obscured double-glazed window to the side, tiled flooring, and a separate WC. Useful storage is also found beneath the staircase, which rises to the second floor. The second floor provides an additional bedroom with useful eaves storage and a large window allowing for plenty of natural light. This versatile room could equally be used as a home office. Externally, the property boasts delightful and well-maintained gardens that are a credit to the current owners. To the front, gated access leads

via a pathway to the main entrance, passing an attractive garden laid to stone chippings and artificial lawn. This area also provides an excellent space for outdoor dining and entertaining. Gated side access leads to a further low-maintenance area laid with stone chippings and paving, which continues to the rear garden. The rear garden is similarly designed for ease of maintenance, with areas of artificial lawn and a raised decking area that provides a wonderful space for entertaining and al fresco dining. A timber summer house offers a variety of potential uses, all bordered by an attractive assortment of flower beds.

- Delightful period property
- Living room
- Dining / family room
- Kitchen / dining room
- Four / five bedrooms
- Family bathroom
- Two separate W.C's
- Enclosed and well presented gardens
- Culdesac location
- Short walk to Torquay sea front



