



**RICHMOND CLOSE**  
TORQUAY



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A stunning detached property located in one of Torquays most sought after areas. This bespoke residence is nestled in a quiet cul-de-sac in Wellswood on a spacious plot with generous gardens to both the front and rear. It has been enhanced under the current owners tenure to provide an abundance of living accommodation with good sized rooms throughout. In brief the property offers four principle bedrooms, a large living/dining room, kitchen/ breakfast room, master en-suite, family bathroom, fifth bedroom which is currently utilised as a gym and finally an additional reception room which opens onto the garden. The property has a modern style throughout and has been finished to a high standard ensuring that the property is ready for the next owner to move straight into. The rear garden is primarily laid to lawn and also has a patio area with room for garden furniture. To the front there are lawned gardens as well as a driveway for multiple vehicles which leads to the double garage. The property is being sold chain free. Agents note: There is outline planning permission for an additional floor with sun terrace.

## Entrance Hallway

Storage cupboards. Skylight. Wall mounted radiator. Split level.

## Lounge/ Dining room 30' 5" x 12' 10" (9.26m x 3.91m)

Split level. Rear and side elevation double glazed window. Side elevation floor to ceiling window. Window to hall.

## Entrance Porch

Glazed door and window to hall. Wall mounted radiator. Front elevation double glazed door.

## Kitchen/Breakfast Room 17' 9" x 12' 8" (5.41m x 3.86m)

Rear elevation double glazed french doors. Fitted kitchen with wall and base units. Granite work surfaces. Range style cooker. Cooker hood. Sink with ingrained drainer. Fitted dishwasher. Tiled splashbacks.

## Bedroom One 16' 4" x 12' 5" (4.97m x 3.78m)

Front elevation double glazed window. Wall mounted radiator.

## En-suite

Low level WC. Wash hand basin with vanity unit. Mirrored cabinet. Shower cubicle. Panelled bath. Tiling. Front elevation double glazed frosted window. Extractor fan.





*M. S. Owen*  
Estate Agents

**Bedroom Two** 8' 11" x 11' 9" (2.72m x 3.58m)  
Wall mounted radiator. Front elevation double glazed window.

**Bedroom Three** 13' 0" x 7' 10" (3.96m x 2.39m)  
Coving. Wall mounted radiator. Rear elevation double glazed window.

**Integral garage** 17' 1" x 15' 11" (5.20m x 4.85m)  
Electric rolling garage door. Power and light. Boiler.  
Plumbing for washing machine.

**Bathroom**  
Tiled bath. Shower cubicle. Side elevation double glazed window. Wash hand basin. Low level WC. Tiling. Extractor fan.

**Bedroom Four** 18' 3" x 8' 11" (5.56m x 2.72m)  
Rear elevation double glazed window. Wall mounted radiator.

**Snug/ Bedroom Five** 8' 7" x 18' 1" (2.61m x 5.51m)  
Rear elevation double glazed window. Rear elevation double glazed door. Wall mounted radiator.

**Gym/Office** 16' 3" x 12' 10" (4.95m x 3.91m)  
Wall mounted radiator. Rear elevation double glazed window.





*H S Owen*  
Estate Agents

## General

### Services:

All mains services are believed to be connected to the property.

### Local Authority:

Torbay Council

### Council Tax:

F







Floor 0



Floor 1



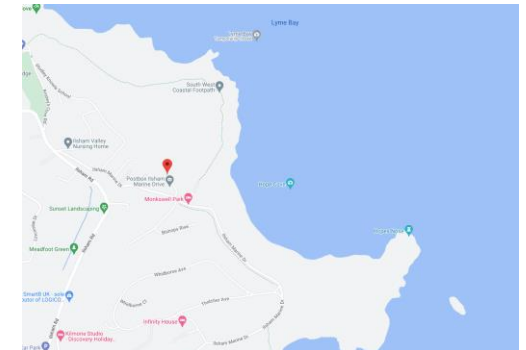
Approximate total area<sup>(1)</sup>  
2097 ft<sup>2</sup>  
Reduced headroom  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.