





11 Woodleys Meadow

Torquay

Occupying an attractive position within the highly regarded Woodleys Meadow development this substantial executive style detached residence has remained in the same ownership since it was built in around 2001 a testament to both the quality of the home and the appeal of its location. Beautifully maintained throughout it now presents an exceptional opportunity for a new family to acquire a spacious home offering generous room proportions, versatile accommodation and level gardens in one of Torquay's most desirable modern residential developments.

Originally designed as a five bedroom home the current owners thoughtfully combined two bedrooms to create an outstanding principal suite resulting in four genuinely spacious double bedrooms whilst retaining all the practicality expected of a modern executive family home.

The welcoming reception hall immediately creates a sense of space and leads through to a superb sitting room centred around an attractive feature fireplace and enjoying double doors opening directly onto the rear garden. This is complemented by a separate extended dining room providing the perfect setting for family meals, celebrations and entertaining whilst overlooking the garden.

A separate home office offers an ideal workspace for those working remotely or requiring a quiet study away from the main living accommodation. The kitchen has been designed as the practical heart of the home

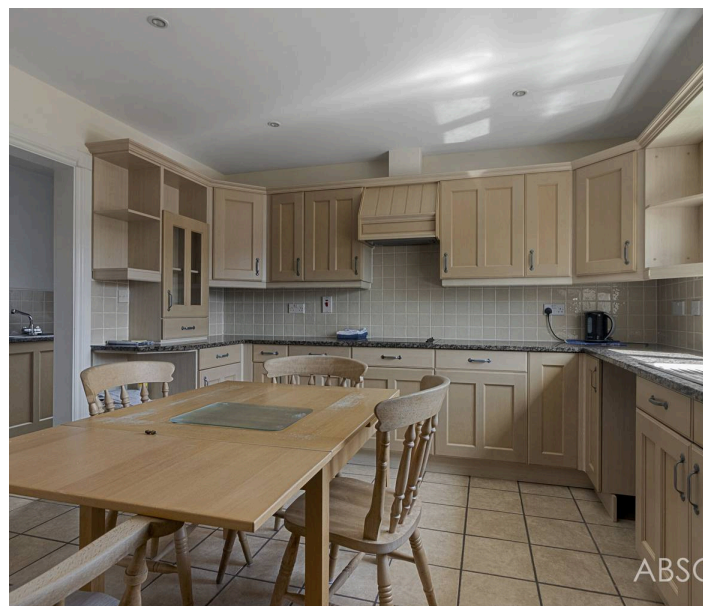


GARDEN

DOUBLE GARAGE

OFF STREET

DRIVEWAY



11 Woodleys Meadow

Torquay

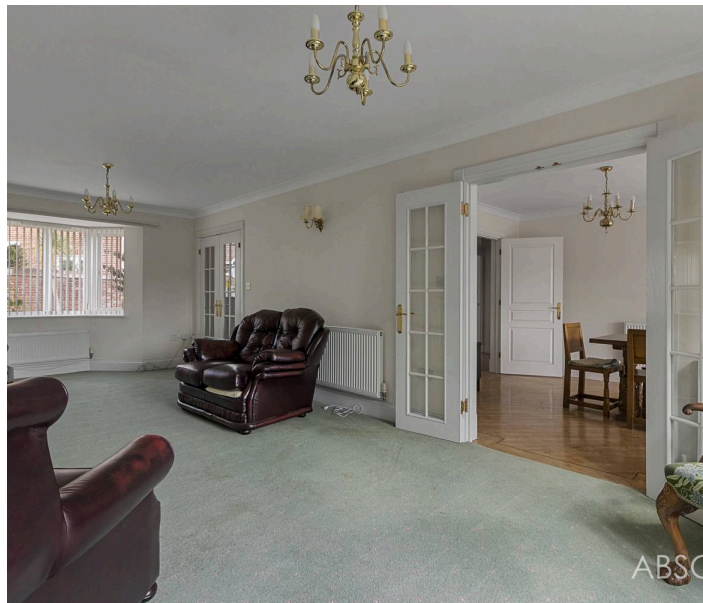
Woodleys Meadow is an established and highly regarded residential development situated on the edge of Shiphay, one of Torquay's most popular family locations. The area enjoys excellent access to a wide range of everyday amenities including The Willows Retail Park, home to Marks & Spencer Food Hall, Sainsbury's, Next, Boots, Costa Coffee and numerous other national retailers. Well respected schools are close by including Shiphay Learning Academy, Torquay Academy and the renowned Torquay Boys' Grammar School and Torquay Girls' Grammar School. Commuters are well served by nearby access to the South Devon Highway linking Torquay with Newton Abbot, Exeter and the M5. Torre and Torquay railway stations are also within easy reach, whilst Cockington Country Park, Torre Abbey Meadows and Torbay's award winning beaches are all just a short drive away.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ABSOLUTE



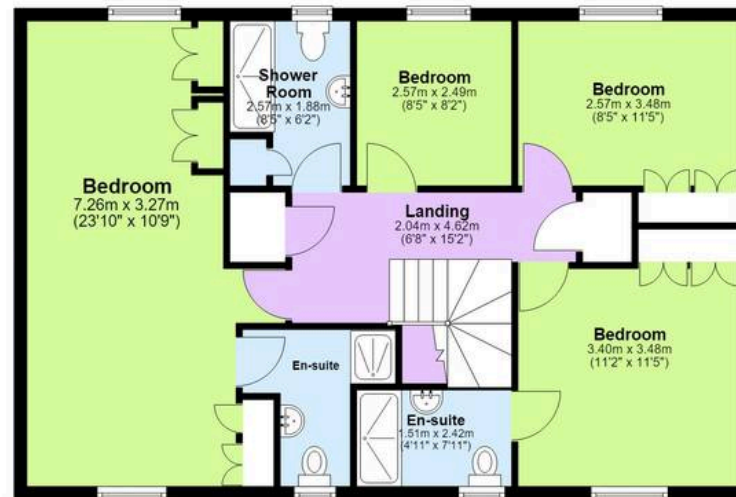
Ground Floor

Approx. 128.3 sq. metres (1381.2 sq. feet)



First Floor

Approx. 81.8 sq. metres (881.0 sq. feet)



Total area: approx. 210.2 sq. metres (2262.2 sq. feet)





Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/

