



OXLEA ROAD
TORQUAY TQ1 2HF

HSowen
Estate Agents

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HS Owen Estate Agents are delighted to present this exceptional and architecturally designed residence, nestled in the highly sought-after Lincombes area of Torquay. This contemporary home has been thoughtfully crafted by the current owners to offer stylish, energy-efficient living, featuring underfloor heating throughout and a state-of-the-art air source heat pump.

Entrance Hall

Front elevation entry door. Under stairs cupboard. Underfloor heating.

Living Room 9' 11" x 22' 10" (3.02m x 6.95m)

Rear elevation double glazed sliding doors. . Log burner. Underfloor heating.

Office 10' 5" x 4' 0" (3.17m x 1.22m)

Front elevation double glazed window. Storage cupboard. Underfloor heating.

Family Room 11' 9" x 18' 4" (3.58m x 5.58m)

Open with kitchen. Front elevation double glazed window. Under floor heating.

Dining Room 12' 5" x 23' 3" (3.78m x 7.08m)

Open plan with kitchen. Rear elevation double glazed sliding doors. Under floor heating.

Kitchen 10' 4" x 19' 4" (3.15m x 5.89m)

Fitted kitchen with wall and base units. Fitted marble work surfaces. Sink with ingrained drainer. Hob with cooker hood. Double oven, microwave and coffee machine. Wine fridge. Fridge and freezer. Dishwasher. Underfloor heating.

Utility Room 8' 11" x 13' 10" (2.72m x 4.21m)

Side elevation double glazed door. Rear elevation double glazed window. Base units. Fitted washing machine and dishwasher. Sink with drainer. Marble work tops. Underfloor heating.





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Shower Room

Rear elevation double glazed window. Low level WC. Wash hand basin. Shower cubicle. Mounted mirror. Underfloor heating.

Garage 13' 9" x 20' 9" (4.19m x 6.32m)

Electric roller door. Power and light.

First Floor Landing

Rear elevation double glazed door. Storage cupboard.

Bedroom One 13' 7" x 18' 8" (4.14m x 5.69m)

Rear and side elevation double glazed windows. Wardrobe. Underfloor heating.

En-suite

Side elevation double glazed window. Low level WC. Walk in shower. His and hers wash hand basin with vanity unit and mirrors. Underfloor heating.

Bedroom Two 11' 4" x 11' 11" (3.45m x 3.63m)

Rear elevation double glazed window. Underfloor heating.

En-suite

Low level WC. Front elevation double glazed window. Tiled bath with shower over. Wash hand basin with vanity unit. Mirror.

Bedroom Three 12' 4" x 17' 6" (3.76m x 5.33m)

Rear elevation double glazed window. Underfloor heating.

Bedroom Four 11' 10" x 10' 9" (3.60m x 3.27m)

Rear elevation double glazed widow. Underfloor heating.

Family Bathroom

Front elevation double glazed window. Tiled double ended bath with shower attachment. Walk in shower. Wash hand basin with vanity unit. Low level WC. Underfloor heating.





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General

Services:

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

Local Authority:

Torbay Council

Council Tax Band: F





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Floor 0



Floor 1



Approximate total area⁽¹⁾
2758 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.