



**Connells**

Clavering Court Lincombe Drive  
Torquay



## Property Description

Guide Price £675,000 - £700,000

Tucked away in a peaceful cul-de-sac off Lincombe Drive, this spacious four-bedroom detached home offers relaxed coastal living in one of Torquay's most desirable areas.

Enjoy beautiful sea views from the veranda and front rooms, while being just a short stroll from Wellswood's vibrant shops and cafés, local woods, and a nearby play park and school.

The home is designed with family life in mind - featuring a master bedroom with ensuite, three further bedrooms, and a modern family bathroom with separate WC. There are three versatile reception rooms, including a bright living room opening to the veranda, a formal dining room, and a study or snug ideal for home working.

The spacious kitchen includes matching wall and base units, a gas hob, double oven, and adjoining utility area with plumbing and electrics.

Outside, the double garage and private driveway provide excellent parking, while the veranda is the perfect place to relax and take in views across Torbay.

This elegant home offers the best of Torquay living.

## Ground Floor

### Lobby

leading into hallway

### Hall

Access to garage, storage cupboard and stairs to first floor

## First Floor

### Living Room

13' 1" x 18' 7" ( 3.99m x 5.66m )  
Double doors to veranda, double doors at rear to dining room;

### Dining Room

13' 1" x 11' 8" ( 3.99m x 3.56m )  
Double doors to rear garden.

### Study

10' 8" x 8' 2" ( 3.25m x 2.49m )  
Window to rear.

### Wc

Window to side, WC and wash hand basin

### Kitchen

10' 8" x 12' 1" ( 3.25m x 3.68m )  
Window to front. Matching wall and base units, white sink and drainer, gas hob, built in extractor fan, double oven, space for appliances, tiled walls and floor.

## Second Floor

### Bedroom 1

13' 1" + Built in wardrobes x 12' 1" ( 3.99m + Built in wardrobes x 3.68m )  
Window to front and built in wardrobes.

### Ensuite

Window to side, Shower, WC and wash hand basin.

### Bedroom 2

10' 8" inc built in wardrobes x 11' 8" ( 3.25m inc built in wardrobes x 3.56m )  
Window to front and built in wardrobes.

### Bedroom 3

9' 5" inc built in wardrobes x 11' 8" ( 2.87m  
inc built in wardrobes x 3.56m )  
Window to rear and built in wardrobes.

#### **Bedroom 4**

7' 1" x 11' 8" ( 2.16m x 3.56m )  
Window to rear.

#### **Bathroom**

Window to rear, bath, Corner shower, WC  
and wash hand basin.

#### **Garage**

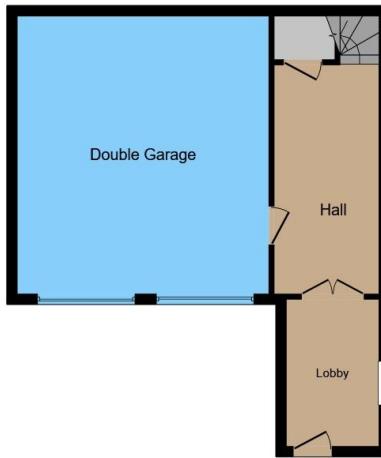
Double garage leading to extensive storage  
area.

#### **Total Square Footage**

2145 Square feet.

199.3 square metres

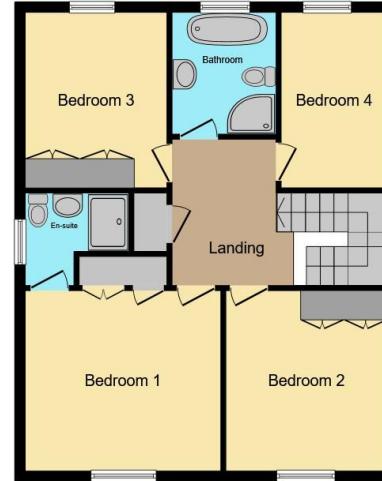




**Ground Floor**



**First Floor**



**Second Floor**

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EPC Rating: D    Council Tax  
 Band: F

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Tenure: Freehold



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