

**SAMPLE
MILLS**



**Watcombe Heights Road
Maidencombe
Torquay
Devon**

£900,000
FREEHOLD





Watcombe Heights Road, Maidencombe,
Torquay, Devon

£900,000 freehold

An individually designed detached family home situated in the prestigious Watcombe Heights Road in Maidencombe. The property is situated in a private road and has fantastic panoramic sea views that can be enjoyed throughout the property.

Internally, the spacious accommodation comprises entrance porch leading to the entrance hall, downstairs cloakroom, large lounge, dining area, study, snug, kitchen with separate utility room. Upstairs there are four generous size bedrooms, two of which have en-suite. The master bedroom also has a dressing room with walk-in wardrobe. There is a family bathroom with separate w/c also on this floor.

Other benefits include gas central heating, uPVC double glazing, integral garage, off road parking for several cars plus mature gardens with summerhouse and again fantastic sea views.

Viewing is highly recommended.



GROUND FLOOR

Hard wood door opening through to:
Entrance Porch
Glazed door opening through to:
Entrance Hall
Wooden flooring. Staircase rising to first floor. Understairs storage cupboard. Double panelled radiator. Coving to ceiling. Wall light points. Door to:
Cloakroom
Low flush suite. Pedestal wash-hand basin. Fully tiled walls. Single panelled radiator. uPVC double glazed window.
Double doors through to:
Dining Area – 5.32m x 3.38m (17'5" x 11'1")
Electric fire within feature fireplace on hearth. uPVC double glazed window to front. Three radiators. Two ornamental alcoves. Archway through to:
Lounge – 6.49m x 6.00m (21'4" x 19'8")
Electric fire within feature fireplace on hearth with mantle surround. Three radiators. Coving to ceiling. Wall light points. uPVC double glazed sliding doors to the side. Two full length uPVC double glazed windows. uPVC double glazed sliding patio doors overlooking the rear garden enjoying sea views. TV point. Staircase rising to the first floor accommodation. Door through to:
Study – 4.83m x 2.96m (15'10" x 9'9")
Feature fireplace. TV point. Radiator. uPVC double glazed windows to two aspects. Inset spotlights. Fitted shelving and cupboard space. Digital central heating control box.
Snug – 3.65m x 3.63m (12'0" x 11'1")
Electric fire within feature fireplace on hearth with mantle surround. uPVC double glazed window to front enjoying views over towards Torquay, St Marychurch and down towards Meadfoot and Thatcher Rock. Single panelled radiator. TV point. uPVC double glazed door to outside. Timber flooring.
Kitchen/Breakfast Room – 6.28m x 3.42m (20'7" x 11'2")
1½ bowl sink unit, integrated with mixer taps and drainer. A comprehensive range of fitted matching wall and base units. Worktop surface areas incorporating splashbacks. uPVC double glazed window overlooking the rear garden enjoying views down towards Teignmouth. Fitted Aga. Built-in electric hob. Built-in electric oven. uPVC double glazed sliding patio doors onto the patio which overlooks down towards St Marychurch, Meadfoot and Thatchers Rock and over towards Goodrington and Paignton. Double panelled radiator. Glazed door opening through to:
Utility –2.41m x 1.85m (7'11" x 6'1")
Inset sink unit with drainer. Worktop surfaces. Fitted wall and base units. Integrated washing machine. uPVC double glazed window enjoying views over towards St Marychurch and Paignton including Goodrington beyond. uPVC half double glazed door to outside.

FIRST FLOOR

Landing
Single panelled radiator. Built-in shelved cupboard. Door to:
Master Bedroom and Dressing Room – 8.58m x 3.33m (28'2" x 10'11")
Dressing Room Area
Single panelled radiator. Walk-in wardrobe. uPVC double glazed window to front enjoying far reaching views over towards St Marychurch, Paignton and Goodrington. Archway through to:
Master Bedroom
Double panelled radiator. Door back to the second first floor landing. uPVC double glazed sliding doors onto the balcony from which outstanding sea views are obtained and towards Meadfoot, Thatchers Rock, St Marychurch, Babbacombe and over towards Paignton. uPVC double glazed window. Wall light points. TV point. Telephone point. Door to:
En-Suite – 2.81m x 1.95m (9'3" x 6'5")
Corner bath with fitted shower. Inset wash-hand basin with cupboard space below and to the side. Low level w/c. Heated towel rail. Radiator. Partly tiled walls. Extractor fan. uPVC double glazed window.
From the bedroom, there is a landing that leads up from the lounge. Double panelled radiator. Obscure uPVC double glazed window. Door through to:
Bedroom 2 – 6.00m x 3.10m (19'8" x 10'2")
Radiator. Two uPVC double glazed windows. uPVC double glazed sliding patio doors onto a balcony with far reaching sea views and the garden. Door to:
En-Suite – 3.20m x 1.95m (10'6" x 6'5")
4 piece suite comprising panelled bath with shower mixer tap attachment. Tiled shower cubicle with fitted shower. Pedestal wash-hand basin. Low level w/c. uPVC double glazed window. Heated towel rail. Partly tiled walls. Extractor fan. Shaver point.
Main Landing
Additional airing cupboard which houses tank and fitted shelving.
Bedroom 3 – 3.64m x 3.30m (11'11" x 10'10")
Single panelled radiator. Wooden floor. Wall light points. uPVC double glazed windows to two aspects enjoying similar views to that of bedroom 1 and down towards Thatchers Rock.
Bedroom 4 – 4.23m x 3.42m (13'11" x 11'3")
Two radiators. uPVC double glazed window overlooking the front and rear, again with similar views to that of the other bedrooms. Telephone point. Wall light points.
Bathroom – 2.30m x 1.95m (7'7" x 6'5")
Inset bath with shower mixer tap attachment. Pedestal wash-hand basin. Tiled shower cubicle. Fully tiled walls. Radaitor. Double glazed Velux window. Shaver point.
Integral Garage – 4.81m x 4.09m (15'9" x 13'5")
Metal up and over door.

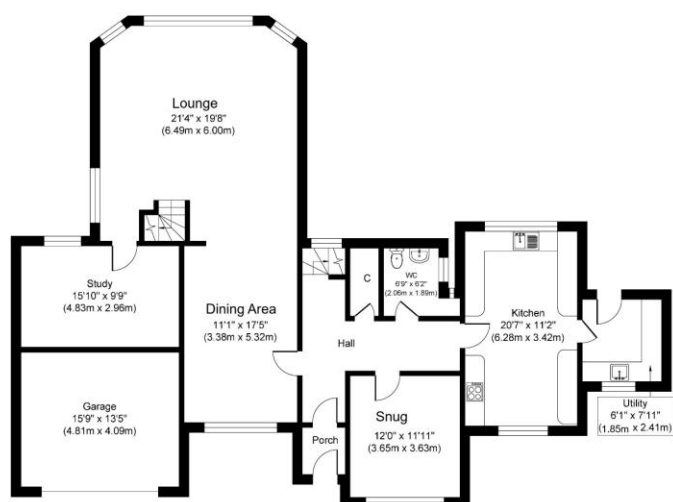
OUTSIDE

To the front of the property, is a garden laid to lawn stocked with an abundance of various mature bushes, trees, shrubs and plants and a driveway approach providing off road parking for several cars and turning bay. A side gate leads to the rear where there is again a mature garden stocked with various mature trees, bushes, plants and shrubs. There are also areas laid to patio leading from the lounge and there is an under house storage area which houses the gas boiler for hot water and central heating system. There is an outside summerhouse. There is also an integral garage plus off road parking.

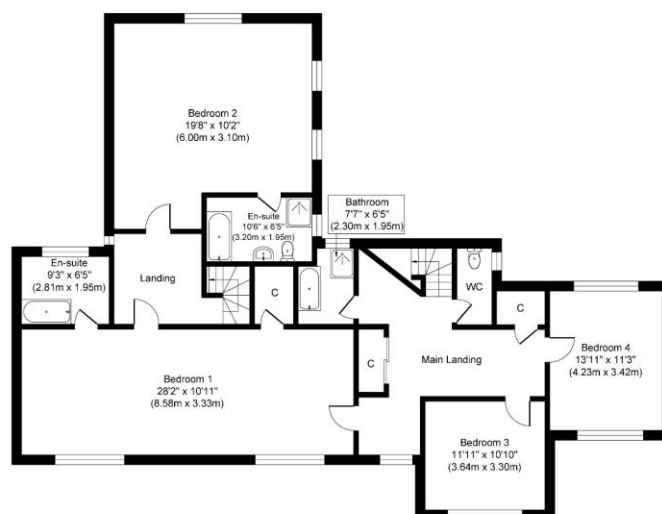
AGENT’S NOTE

Council Tax Band: ‘G’ - EPC Ratng: ‘D’ - Long Term Flood Risk: Very Low
There are some TPO’s on the trees at the rear garden





Ground Floor
Approximate Floor Area
1682 sq. ft
(156.24 sq. m)



First Floor
Approximate Floor Area
1714 sq. ft
(159.26 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	70 C
39-54	E		
21-38	F		
1-20	G		

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.

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