



1 Maidenfield

Teignmouth Road, Maidencombe, Torquay, Devon, TQ1 4SY



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**Contemporary, High Spec, Five Bed Family Home
Close to the Coast with Panoramic Country Views
Lounge, Kitchen/Diner & Utility
Driveway, Garage & Patios
Unique Setting Amongst 6 Complementary Properties**

LOCATION

No. 1 Maidenfield is in a semi-rural location on the coastal road between Shaldon and Torquay.

It forms part of a prestigious development of six exceptional properties within an area of preservation managed by Torbay Coast and Countryside Trust. The nearby village of Maidencombe boasts a thatched country pub restaurant and access to Maidencombe Beach and the South Devon coastal footpath.

Excellent facilities including shops, schools, leisure facilities, pubs/cafes/restaurants and commuter links are easily accessible in the nearby towns of Torquay, Teignmouth and Shaldon which has been voted one of the best places to live by the Times.

DESCRIPTION

1 Maidenfield was built in 2017 and features a contemporary design with high energy efficiency, which is recognised by its EPC rating of B. The property benefits from quality specifications throughout.

The specification includes:

External cladding of Western Red Cedar, aluminium capping and marine grade stainless steel • Aluminium triple glazed windows and patio doors • Ground floor zoned under floor heating • Cat 6 ethernet cabling throughout • Engineered oak flooring on the ground floor (excluding the living room) • Oak internal doors, balustrade and top floor stair treads • Heating and hot water controlled via Nest thermostat with a control unit in each room and by App • Multifunctional sockets in each room • Outside is a paved patio area to three sides with steps down to an artificial lawned area at the front • The first and second floors have balconies which provide stunning panoramic views across the surrounding countryside. Approximate Gross Internal Area 1,830 sq ft – 170 sqm.

Ref No: 5574

£775,000 Freehold

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The accommodation comprises:-

GROUND FLOOR

Main Entrance leading into hall with rooms off:-

DRYING ROOM/OFFICE

Leading through to:-

UTILITY ROOM

Access to side patio. Sink with drainer, storage and plumbing for washing machine.

CLOAKROOM

LOUNGE

Windows providing three way aspect, dual faced gas fire, carpeted.

KITCHEN/DINER

With 4 door sliding patio doors providing panoramic views across the countryside. Fitted with modern kitchen units, integrated appliances, black granite countertops, extraction unit, larder and water supply for upright fridge, island with seating for 3, dual faced gas fire and multifunctional sockets. The space naturally divides and is ideal for entertaining family and friends with ample space for a large dining table & chairs and comfortable chairs positioned to observe the view.

Stairs to:- **FIRST FLOOR**

BEDROOM 2

Double with open views, access to balcony and fitted wardrobe.

BEDROOM 3

Double with open views, access to balcony and fitted wardrobe.

BEDROOM 4

Double with rear aspect and fitted wardrobe.

BEDROOM 5/STUDY

With rear aspect.

FAMILY BATHROOM

Full bathroom suite plus walk in shower. Underfloor heating, heated towel rail.

Stairs to:- **SECOND FLOOR**

Landing with access to the balcony.

PRINCIPAL BEDROOM 1

With shower room ensuite, fitted wardrobes and access to the balcony.

OUTSIDE

Driveway with parking for 4 cars. Large double garage, store, paved patios to 3 sides and artificial lawned garden to the front.

GENERAL INFORMATION

SERVICES

The property is connected to mains water, gas & electricity with a septic tank servicing the development. There is a service charge of £70 pm to maintain the communal areas to the front of the development and the septic tank.

TENURE

Freehold.

COUNCIL TAX BAND G

EPC RATING B

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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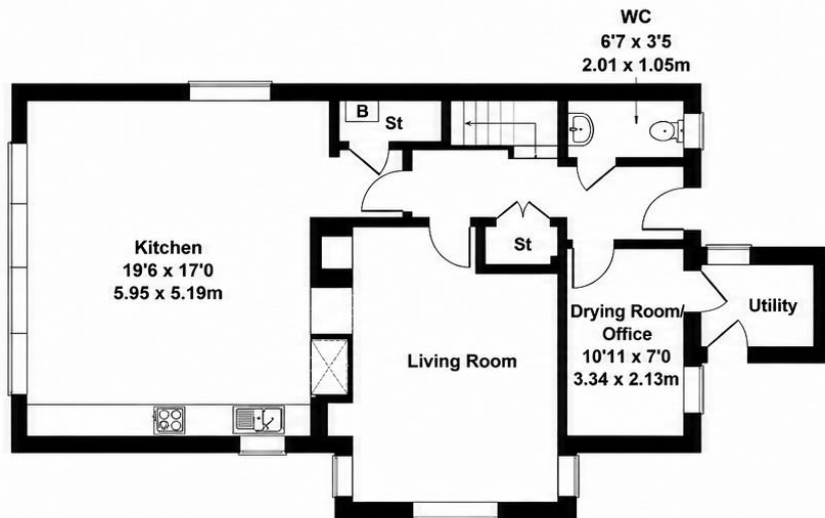


1 Maidenfield

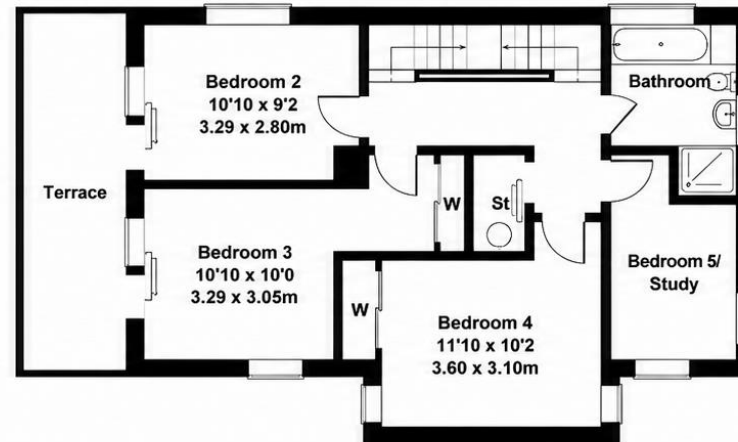
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1 Maidenfield, Teignmouth Road

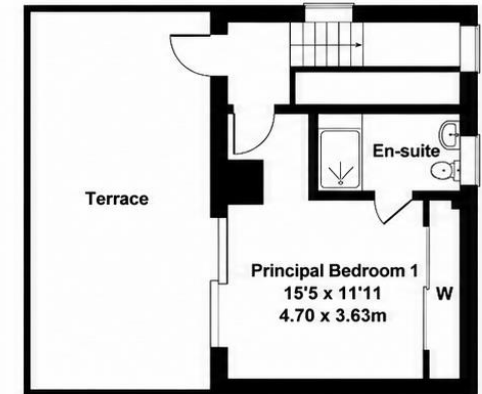
Approximate Gross Internal Area
1830 sq ft - 170 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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www.bettesworths.co.uk
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Torquay
Devon
TQ1 4NB



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