



**JOHN COUCH**  
THE ESTATE AGENT

Whitecaps Lower Woodfield Road  
Torquay Devon  
**£599,950 Freehold**



# Whitecaps Lower Woodfield Road Torquay Devon TQ1 2JY

## £599,950 Freehold



Exceptional home of space, style and surprise combining architectural interest and contemporary design with exceptional space across three levels, its understated exterior masking the impressive interior within

Entrance level ■ Cloakroom ■ Kitchen/living/dining room ■ Study/bedroom  
Upper ground floor level ■ 2 bedrooms ■ 2 bathrooms ■ Boiler/utility room  
Lower ground floor ■ 3 bedrooms ■ 1 bathroom ■ Store room  
■ External store ■ Gardens

### FOR SALE FREEHOLD

Whitecaps is a striking detached residence offering a truly unique reverse-level design, delivering contemporary living arranged over three beautifully presented floors. Deceptive from its external appearance, the property unfolds into a remarkable interior where space, light and design combine to create an impressive “wow” factor from the moment you step inside.

Upon entry, you are welcomed into an elegant open-plan living space, thoughtfully designed for modern lifestyles. The room is flooded with natural light, enhanced by a stunning Juliet style balcony which creates a seamless connection between indoors and out, evoking a sense of airy, elevated living. The living area flows effortlessly into a superbly appointed kitchen, finished to a high specification with contemporary styling and quality fitting, ideal for both everyday living and entertaining. This level also benefits from a versatile study or additional bedroom, along with a well-presented cloakroom.

Descending to the first lower level, you will find two exceptionally well-proportioned bedrooms, each offering a calm and restful retreat, complemented by two stylish bathrooms finished with modern flair. A practical utility/boiler room is also located on this floor, providing essential functionality without compromising on space.

The garden level continues to impress, offering three further bedrooms, two of which open directly onto the terrace, perfect for enjoying morning coffee or evening relaxation. A further spacious bathroom serves this floor, making it ideal for family living or guest accommodation.

To the rear lies a beautifully landscaped and thoughtfully planted garden, offering a high degree of shelter and privacy. The level lawn is framed by mature planting, while a generous terrace provides the perfect setting for outdoor dining and entertaining.

This tranquil space is truly a joy, ideal for quiet relaxation or social gatherings alike. To the side of the property, externally accessed, is a large store.

To the front of the property, there is off-road parking for up to three vehicles, ensuring convenience for both residents and visitors.

### CONNECTIVITY

Perfectly positioned almost equidistant between Wellswood, Torquay harbourside and Meadfoot Beach, the property enjoys an enviable setting that perfectly captures the essence of coastal living. From the charm and convenience of Wellswood’s cafés and independent shops, to the vibrant marina and waterside restaurants of the harbourside and the peaceful, sheltered beauty of the beach, everything is within easy reach offering a lifestyle that is both relaxed and richly varied.

VIEWING BY APPOINTMENT ONLY

Torquay itself provides something for everyone, blending seaside living with a wide range of leisure and cultural pursuits. There are excellent sporting facilities, coastal walks and water-based activities, alongside a lively social scene with an abundance of restaurants, cafés and bars. The town also benefits from a cinema and theatre, the latter hosting touring productions throughout the year, ensuring entertainment and culture are always close at hand. Despite its relaxed coastal feel, Torquay remains well connected, with straightforward access to Exeter, the M5 and mainline rail links to London, making it as practical as it is desirable.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

**CURRENT PROPERTY TAX BAND F** (Payable 2025/2026 £3379.77)

**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom data)

**BROADBAND** Standard (ADSL) and Superfast (Cable)















## Approximate Gross Internal Area 2172 sq ft - 201 sq m (Excluding Outbuilding)

Lower Ground Floor Area 704 sq ft – 65 sq m

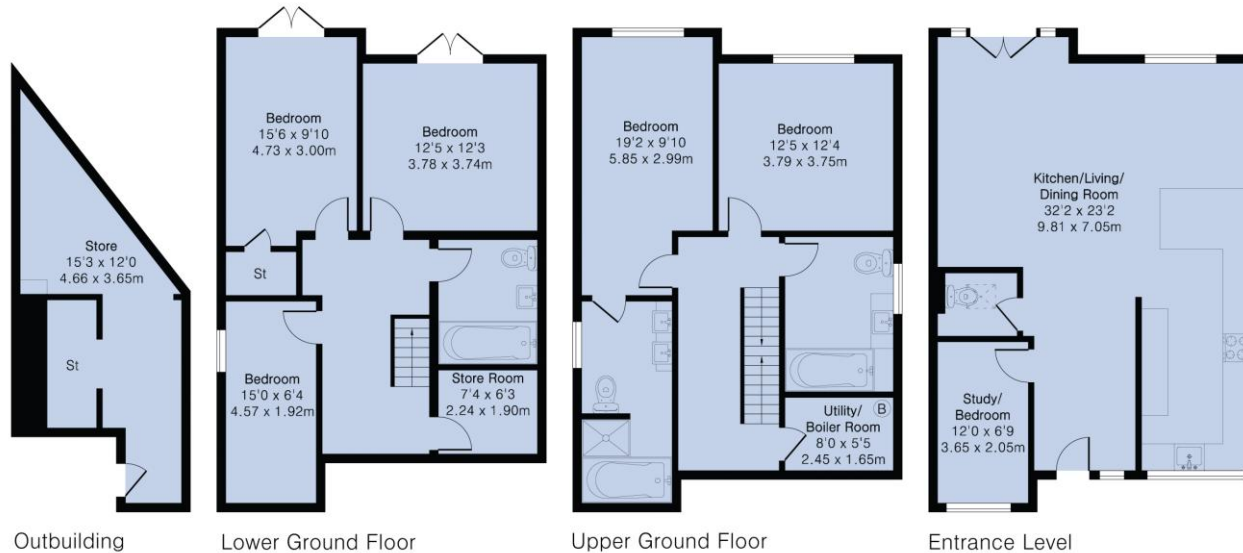
Upper Ground Floor Area 734 sq ft – 68 sq m

Entrance Level Area 734 sq ft – 68 sq m

Outbuilding Area 234 sq ft – 22 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would 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.