





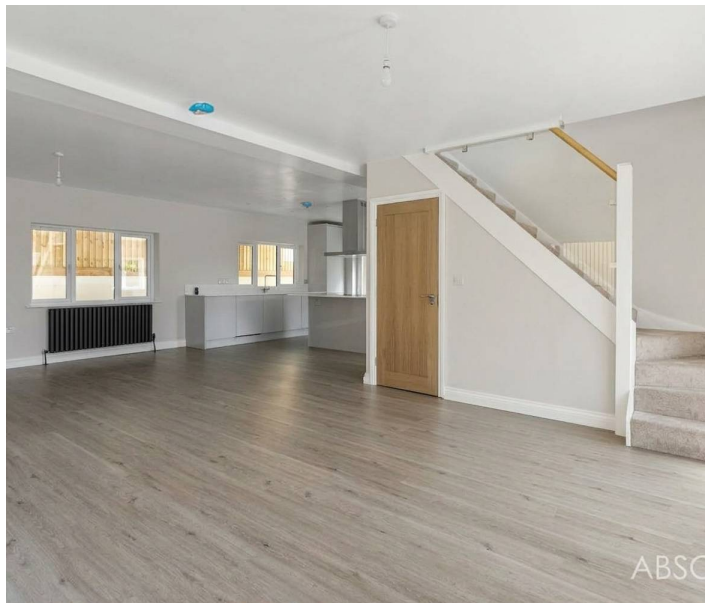
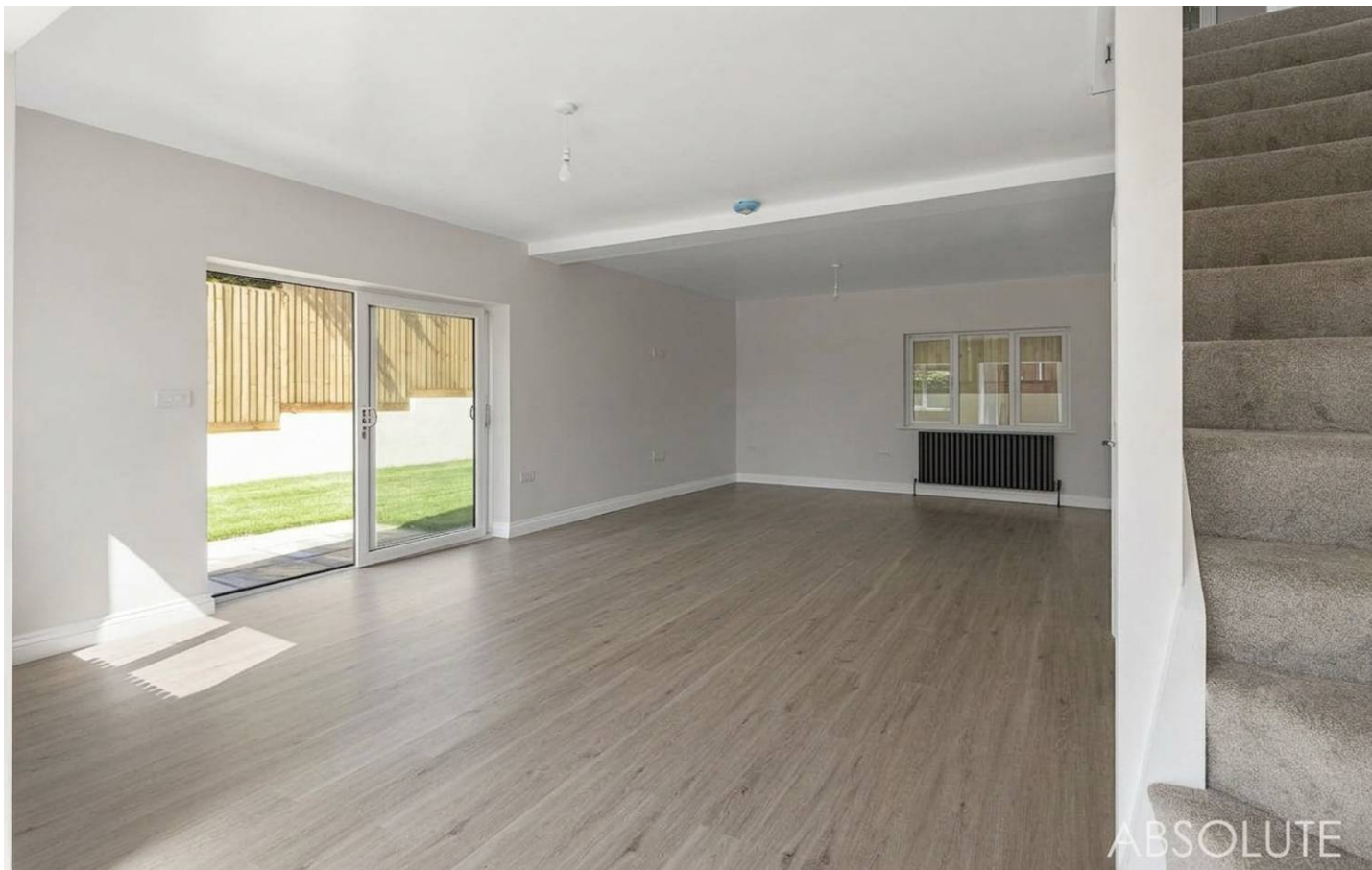
Woodleys Mews, Woodleys Meadow

Torquay

New to the market is Woodleys Mews an exceptional contemporary home forming part of an exclusive conversion within one of Livermeads most convenient and sought after residential locations. Originally converted from a former double garage the property offers all the benefits of modern construction and design complemented by solar panels that contribute towards improved energy efficiency and lower household running costs.

The accommodation has been thoughtfully designed with modern family living in mind. On entering the property through the contemporary front door you are welcomed into an impressive open plan living environment that creates an immediate sense of space. The heart of the home is the beautifully appointed kitchen, fitted with a range of quality contemporary units complemented by a spacious island, solid work surfaces and integrated appliances. The kitchen flows seamlessly into a dedicated dining area and spacious sitting room creating an excellent social hub for family life and entertaining. A particularly useful addition on the ground floor is the cloakroom/WC ideal for guests and everyday convenience.

The first floor provides four bedrooms offering flexibility for growing families those working from home or visiting guests. The principal bedroom benefits from a modern en suite shower room/WC whilst the remaining bedrooms are served by a stylish family shower room/WC.



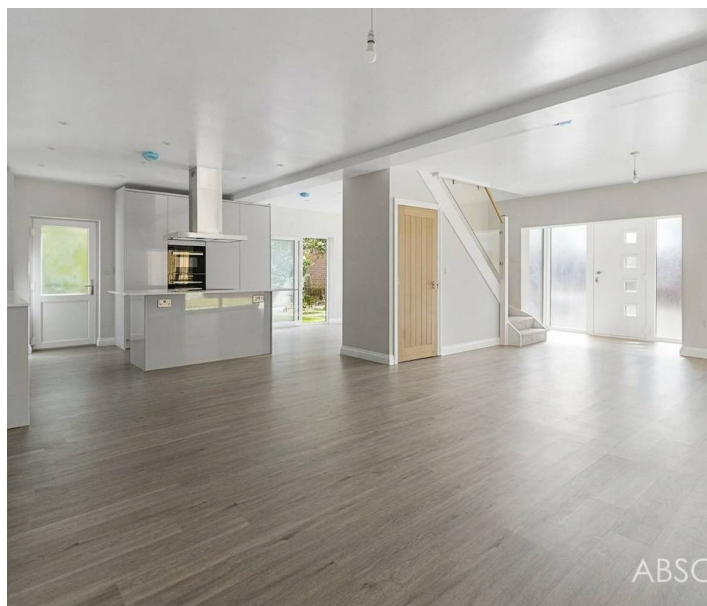
Woodleys Mews, Woodleys Meadow

Torquay

Woodleys Mews occupies an excellent position within the highly regarded Livermead district of Torquay one of the most popular residential areas on the English Riviera. The location offers the perfect balance between coastal living and everyday convenience. Within a short distance are the seafront promenades of Livermead and Preston Sands, providing miles of coastline for walking, cycling and enjoying the waterfront. Nearby beaches include Livermead Sands, Hollicombe Beach and Preston Sands. For leisure and recreation, residents enjoy easy access to Cockington Country Park, offering woodland walks, cycle routes, lakes, historic cottages and acres of beautiful parkland. The South West Coast Path is also nearby, providing spectacular coastal walks towards Torquay Harbour, Meadfoot and Babbacombe. Everyday amenities are well catered for with local convenience stores, supermarkets, cafés and takeaways close by.

Torquay town centre, Paignton town centre and the bustling waterfront marina are all within easy reach, offering a wide range of restaurants, bars, independent shops and leisure facilities. Families are particularly attracted to the area due to the excellent schooling options nearby, including Oldway Primary School, Sherwell Valley Primary School, Torquay Academy, as well as the highly regarded selective grammar schools Torquay Boys' Grammar School and Torquay Girls' Grammar School.

A strategic road network connects Newton Abbot, Exeter and the M5, whilst Torquay Railway Station and Paignton Railway Station provide direct rail



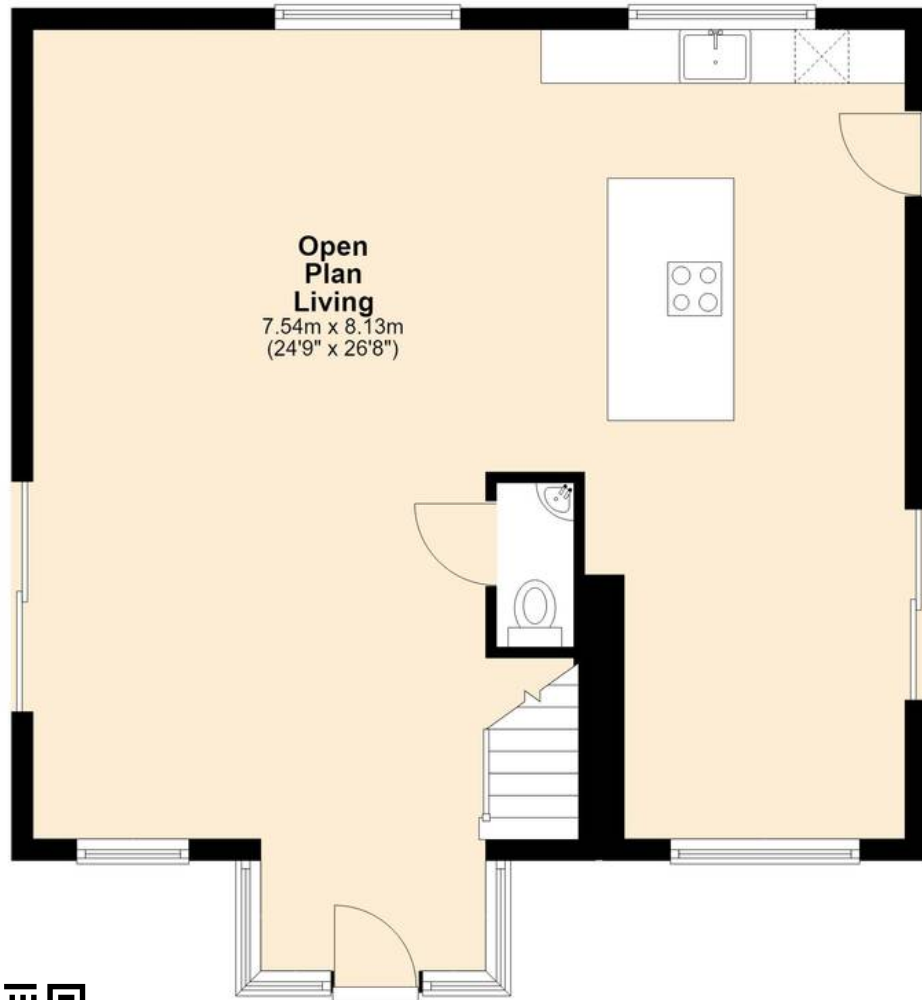


ABSOLUTE



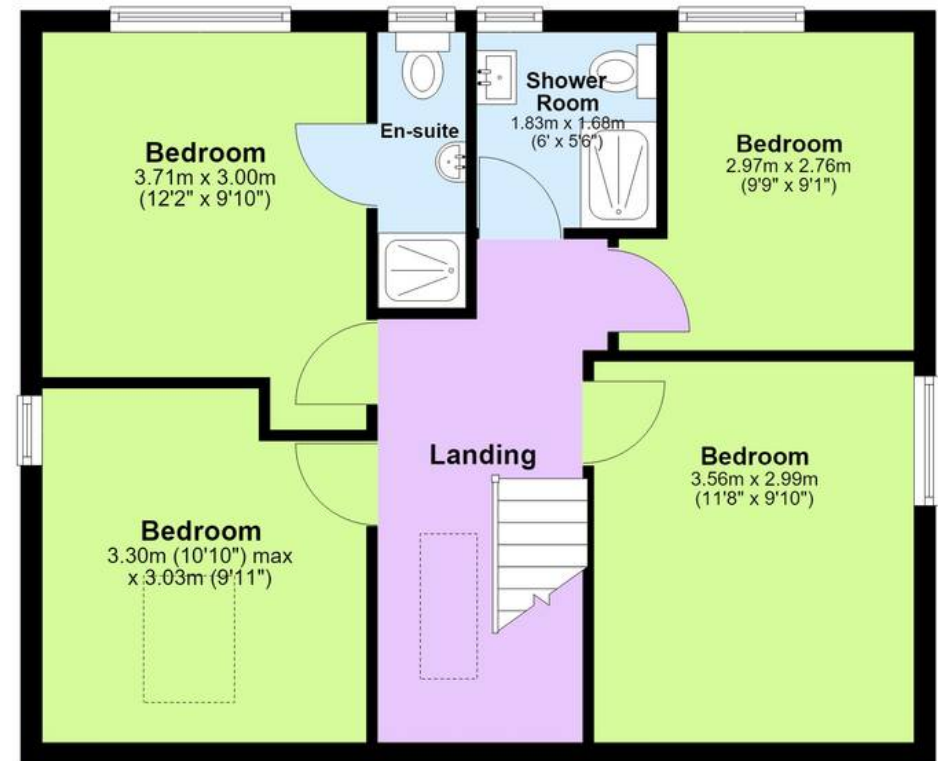
Ground Floor

Approx. 62.7 sq. metres (675.3 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.4 sq. feet)



Total area: approx. 116.6 sq. metres (1254.7 sq. feet)



Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/

