



Swedwell Road, Torquay

Offers in the Region of £550,000 Freehold

84 Swedwell Road, Torquay, TQ2 8QL

Substantial 3/4 Bedroom DETACHED FAMILY HOUSE stands in a prominent position on the southern slopes of Great Hill overlooking Torbay and with fine sweeping panoramic vista of the town and across Torbay to Brixham.

Located on the edge of Torquay, the property has easy access to A38/A380. It is close to local shops in Barton Hill Road as well as The Willows shopping centre and St Marychurch precinct. The nearest railway stations are at Torre, Torquay and Newton Abbot. Some nearby schools are Barton Hill Academy, Watcombe Primary School and St Cuthbert Mayne School plus the Grammar Schools.

For those enjoying the outdoors, Torquay Golf Club is a short drive away, the Torquay Marina is close at hand with Brixham and Dartmouth Marinas also within easy reach. There are some fabulous country and coastal walks close by linking Torbay with Lyme Bay.

The accommodation over the past four years has been refurbished to include, new bathrooms and Wren kitchen. Arranged over two levels and provides 3/4 bedrooms (two with ensuite facilities), family bathroom, the kitchen diner and the sitting room both enjoy stunning views across Torbay and open onto the lovely balcony.

Externally to the front is off road/driveway parking for several vehicles and access into the Double Garage. The gardens to the rear have been landscaped to provide a large patio area opening to lawn with flower/shrub borders.

COVERED ENTRANCE PORCH

With double glazed door with matching side screens opening into the

ENTRANCE HALLWAY

Radiator. Under stairs storage cupboard. On this level is also the Guest Bedroom and access to the double garage. Stairs take you to the FIRST FLOOR where the majority of the accommodation is found on one level.

LANDING

Access to the roof space which has electric light and has been boarded out. Radiator. Storage cupboard with shelving.

SITTING ROOM 17'1" (5.21m) x 16'0" (4.88m)

Stunning double aspect room with patio windows opening onto the Balcony. The views are superb and uninterrupted. Torquay is stretched before you with you eyes taking you to the South Hams countryside to the West along the coast to Paignton Harbour, Elberry Cove and Churston and around to Brixham Harbour and Berry head Country Park, drawing into Babbacombe and Torquay Golf Club with Lyme Bay stretching away. Feature wood fire surround with marble hearth which does have a flue behind. Two radiators. Telephone and TV aerial points.

BALCONY 22'5" (6.83m) x 5'6" (1.68m)

The balcony with wrought iron balustrade runs the full length of the sitting room across to the kitchen. The views from this balcony are simply stunning stretching across Torquay to the distant South Hams countryside around the coastline to Brixham Harbour, Babbacombe and out across Lyme Bay.



KITCHEN/DINING ROOM 18'0" (5.49m) x 10'5" (3.18m)

Superb views again are enjoyed over Torquay to Babbacombe and out across Lyme Bay. Quality Wren fitted kitchen which is arranged to three walls. The base units are set beneath a composite work service with inset one and half bowl sink unit with matching up rights. The units comprise of drawer and cupboard space all with soft closures, mixture of shelving and storage space. Built in dishwasher, washing machine and fridge freezer. The eye level oven and combination microwave oven are Bosch. The touch control induction hob has an extractor hood over. Wall mounted cabinets complimenting the base units. There is a door taking you to the side garden where you can access either the front or rear garden. In addition to this is a door opening onto the Balcony.

PRINCIPAL BEDROOM 13'1" (3.99m) x 11'0" (3.35m)

Overlooks the rear garden. Radiator. Telephone and TV aerial points. Built in wardrobe with hanging and shelving. Door to **ENSUITE SHOWER ROOM** with step in double shower cubicle with thermostatically controlled shower and tiled splash backs. Vanity unit with inset wash hand basin and cupboard space beneath. Wall mounted mirror fronted cabinet with sensor controlled lighting. Low level WC with concealed cistern. Chrome heated towel ladder. Extractor fan,

BEDROOM 9'8" (2.95m) x 9'8" (2.95m)

Overlooks the rear garden. Radiator. TV aerial point.

BEDROOM/STUDY 9'8" (2.95m) x 7'1" (2.16m)

Currently used as a study. Built in storage cupboard with shelving. Radiator. Double doors to the rear garden.

FAMILY BATHROOM

Shower bath with thermostatically controlled shower over. Vanity unit with drawer and cupboard space with inset wash hand basin, also low level WC with concealed cistern. Wall mounted mirror fronted cabinet with touch sensor lighting. Chrome heated towel ladder. Extractor fan. Window to the side.

Returning to the ENTRANCE LEVEL.

GUEST SUITE 13'4" (4.06m) Into Recess x 10'6" (3.2m)

Also perfect for a teenagers space. Window to the front enjoying a lovely outlook across the sounding area. Built in cupboard which houses the gas fired central heating boiler. Radiator. TV aerial point. **ENSUITE SHOWER ROOM** step in shower cubicle with thermostatically controlled shower, low level WC and extractor fan.

OUTSIDE

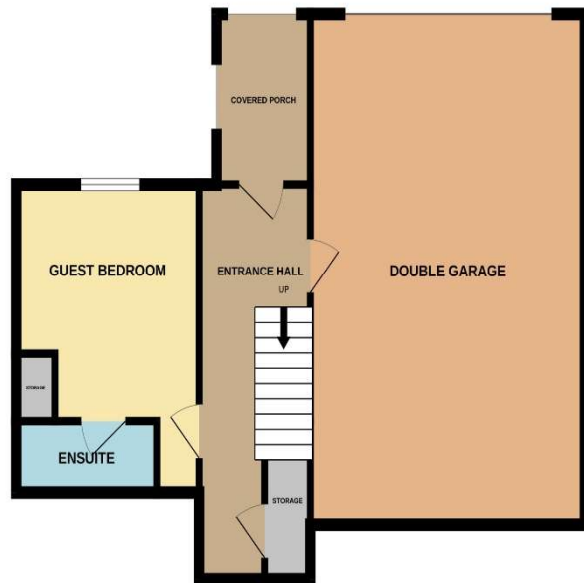
Off road parking and driveway lead to a **DOUBLE GARAGE** 23'9 (7.24m) x 15'6 (4.72m). Electric up and over door. Electric light and power. Wall mounted electric consumer unit.

The garden to the front is mainly laid to lawn with flower borders. There is access on either side of the house to the side and rear garden, Steps to the right hand side have a storage cupboard beneath which houses the hot water cylinder tank.

Enclosed by fencing the rear garden has a good level of privacy as its backs directly onto Great Parks with a gate leading into it. There is a large patio area running along the rear of the house which opens onto a large lawn again with flower beds and borders. At the top of the garden is a shed and a summer house. Again you have some lovely views backs across Torquay and Torbay.



ENTRANCE LEVEL

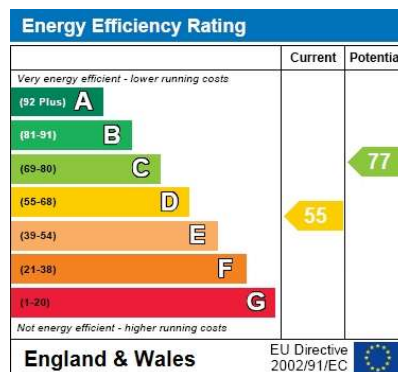


FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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