



WHISPERING PINES

TORQUAY TQ1 2PE



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A truly exceptional waterside property located in one of Torquays most sort after locations. Just minutes walk from both Hopes Nose & Meadfoot beach this stunning home occupies an elevated position with some of the finest views that Torbay has to offer. It benefits from large windows and many spaces to make the most of all the wonderful views on offer. On the ground floor the property consists of four reception rooms with a further living room which would also comfortably work as a bedroom, a modern fitted kitchen with Siemens appliances, a utility room, cloakroom and spacious entrance hall. The first floor offers three bedrooms two of which are en-suite. The master suite is the real star of the show with a luxurious large sun terrace with open sea views across Tor Bay which is accessed off a dressing/ sitting room. The mature gardens are incredibly well tended and are a credit to the owner. The outside space offers a tranquil and immersive space to sit and enjoy including the substantial patio, equally there is plenty of room to entertain guests in the stunning surroundings. There is a garage which can be accessed from within the house as well as a driveway leading up to it which has a charger point for electric cars.

Entrance Hall

Wall mounted radiator. Coving. Front elevation double glazed door. Storage cupboard.

Dining Room 9' 1" x 14' 8" (2.77m x 4.47m)

Open with sun room/lounge. French doors to study. Coving. Wall mounted radiator.

Sun room/ lounge 14' 9" x 12' 1" (4.49m x 3.68m)

Rear and side elevation double glazed windows. Side elevation double glazed door. Wall mounted radiator. Coving.

Study 9' 1" x 13' 0" (2.77m x 3.96m)

French doors to hall and to dining room. Rear elevation double glazed window. Wall mounted radiator.

Kitchen 10' 11" x 16' 5" (3.32m x 5.00m)

Front and rear elevation double glazed windows. Fitted kitchen with wall and base units. Granite work surfaces. Sink with ingrained drainer. Siemens appliances. Fitted hob. Fitted paralytic oven and microwave. Warming drawer. Fitted fridge and freezer. Fitted dishwasher. Cooker hood. Open with breakfast room.

Breakfast room 13' 7" x 7' 7" (4.14m x 2.31m)

Rear elevation double glazed bay window. Side elevation double glazed window. Coving. Wall mounted radiator.

Internal hall

Storage cupboards.





Utility room 6' 7" x 13' 4" (2.01m x 4.06m)

Side elevation double glazed window. Wall and base units. Roll top work surfaces. Plumbing for washing machine. Sink with drainer. Large store room.

Living room/ Bedroom Four 12' 3" x 24' 2" (3.73m x 7.36m)

Rear elevation double glazed French doors to balcony. Front and side elevation double glazed windows. Wall mounted radiator. Coving. Gas fire with slate surround.

Integral garage 18' 6" x 15' 5" (5.63m x 4.70m)

Stairs giving access to the utility area. Up and over electric door.

Cloakroom

Low level WC. Wash hand basin. Side elevation double glazed window. Coving. Shaver point. Wall mounted radiator.

First Floor Landing

Coving. Wall mounted radiator. Front elevation double glazed window. Airing cupboard. Storage cupboards.

Master suite

Dressing room/ snug 9' 1" x 14' 7" (2.77m x 4.44m)

Rear elevation double glazed french doors on to sun terrace. Fitted wardrobes. Coving. Wall mounted radiator.

Master bedroom 10' 11" x 14' 8" (3.32m x 4.47m)

Rear elevation double glazed window. Wall mounted radiator. Fitted wardrobes. Coving.

En-suite

Low level WC. Wash hand basin with vanity unit. Shower cubicle. Fitted mirror. Bidet. Tiling. Front elevation double glazed window. Heated towel rail.

Bedroom Two 13' 7" x 12' 2" (4.14m x 3.71m)

Rear elevation double glazed french doors to balcony. Side elevation double glazed window. Wall mounted radiator.

En-suite

Low level WC. Wash hand basin with vanity unit. Shower cubicle. Fitted mirror. Extractor fan.





Bedroom Three 9' 2" x 13' 0" (2.79m x 3.96m)
Rear elevation double glazed window. Coving. Wall mounted radiator.

Bathroom

Front elevation double glazed frosted window. Shower cubicle. Tiled double ended bath. Wash hand basin. Low level WC. Heated towel rail. Tiling. Extractor fan. Coving. Wall mounted mirror.

General

Services:

All mains services are believed to be connected to the property.

Local Authority:

Torbay Council

Council Tax:

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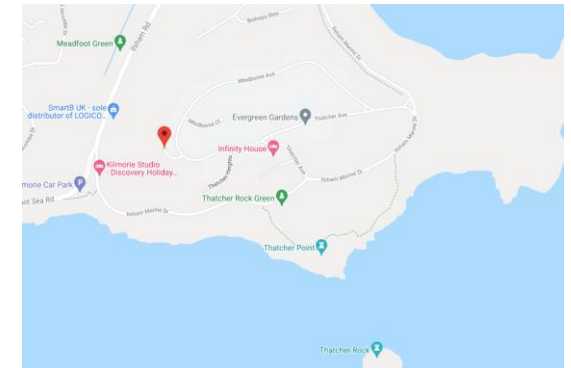
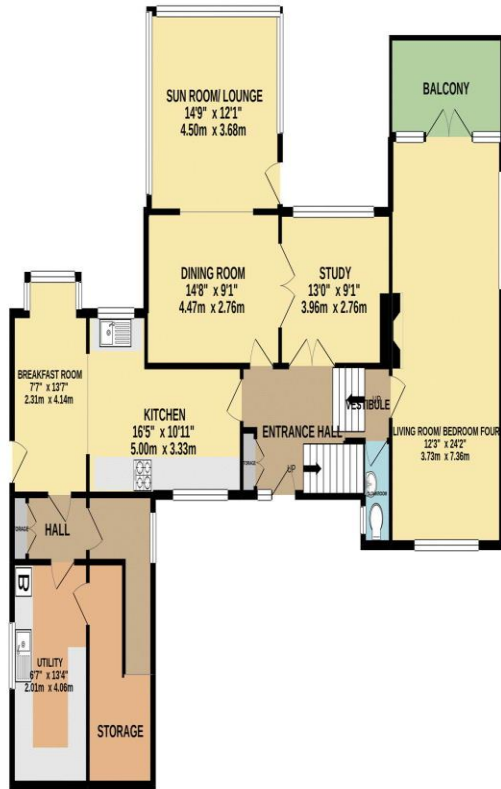
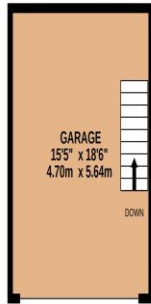




GARAGE
267 sq.ft. (24.9 sq.m.) approx.

GROUND FLOOR
1,253 sq.ft. (125.7 sq.m.) approx.

1ST FLOOR
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 2528 sq.ft. (234.9 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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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.