



BEN VENUE CLOSE
TORQUAY TQ1 1RX

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Estate Agents

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This property is set in an elevated and quiet Cul-de-sac location in Warberries offering substantial family accommodation, with breath taking panoramic views across the surrounding area towards Dartmoor, and even captures Torbay sea views towards Brixham in the distance. The large detached property offers huge potential and flexibility on three levels with large and airy rooms throughout which could be easily be converted to provide an annex or investment without compromising the main dwelling. There are six bedrooms most offering beautiful views of Torquay and bathrooms on each level, alongside three large reception rooms and separate utility room. The basement level has a separate entrance on the garden level opening to a large family/games room with a double bedroom and shower room. The entrance level provides a double aspect sizeable room with views, a kitchen/diner, Sun room/family room, Double bedroom, bathroom and utility. The first floor offers four bedrooms, good storage space and a Jack and Jill bathroom. Outside there is ample off road parking for multiple vehicles on the driveway. There is a front garden area with terrace and attractive planting. To the rear there is a good sized family lawned garden with patio areas for dining. The house is conveniently located in the Warberries area close to Wellswood village and has the benefit of all local amenities and schools nearby.

Entrance Porch

Double glazed door with double glazed window to side into porch area which leads to hallway.

Entrance Hallway

Double glazed window to side overlooking front terrace area. Stairway to first floor and basement level. Coving. Dado rail.

Living Room 17' 9" x 14' 11" (5.41m x 4.54m)

Double aspect large double glazed windows to front and rear with views. Fireplace with gas insert. Coving. Two wall mounted radiators.

Kitchen/Diner 20' 10" x 9' 1" (6.35m x 2.77m)

Two double glazed windows to rear. Matching solid wood base and wall units with roll edge worktop fitted above. Electric fan assisted oven with grill. Electric hob. Space for dishwasher. Space for fridge/freezer. Coving.

Bedroom Five 15' 1" x 12' 8" (4.59m x 3.86m)

Two double glazed windows to side. Two built-in cupboards for storage. Wall mounted radiator.

Sun room 16' 11" x 14' 9" (5.15m x 4.49m)

Double glazed windows to rear and side with views. Double glazed door to garden. Cupboard housing boiler. Wall mounted radiator.

Bedroom Five 15' 1" x 12' 8" (4.59m x 3.86m)

Two double glazed windows to side. Two built-in cupboards for storage. Wall mounted radiator.





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Bathroom

Panelled bath with mains fed shower fitted. Vanity unit with wash hand basin. Low level WC. Chrome ladder wall mounted towel rail. Extractor.

Utility room 13' 1" x 8' 8" (3.98m x 2.64m)

Double glazed window to front. Built-in cupboard. Wall mounted radiator. Space for washing machine and dryer.

First Floor Landing

Double glazed window to front. Loft access. Airing cupboard. Storage cupboard.

Master bedroom 17' 9" x 14' 10" (5.41m x 4.52m)

Dual aspect double glazed windows to front and rear. Built-in cupboards. Two wall mounted radiators.

Bedroom Three 11' 11" x 9' 2" (3.63m x 2.79m)

Double glazed window to rear with views. Built-in cupboard. Wall mounted radiator.

Bedroom Two 20' 7" x 9' 8" (6.27m x 2.94m)

Three double glazed windows with views to front and rear. Built-in cupboard. Access to bathroom. Wall mounted radiator.

Bedroom Four 9' 2" x 8' 5" (2.79m x 2.56m)

Double glazed window to rear with views. Built-in cupboard. Wall mounted radiator.

Basement Level Hallway

Stairway to ground floor level. Built-in cupboard with bi-folding doors. Electric wall mounted radiator. Smoke alarm and fire door fitted.

Family/ Games Room 17' 6" x 14' 8" (5.33m x 4.47m)

Double glazed patio doors to garden. Double glazed window to rear. Wall mounted radiator.

Bedroom Six 11' 9" x 9' 0" (3.58m x 2.74m)

Double glazed window to rear. Wall mounted radiator.

Shower Room

Double glazed window to rear. Shower cubical with mains fed shower fitted. Vanity unit with wash hand basin. Low level WC.





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General

Services:

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

Local Authority:

Torbay Council

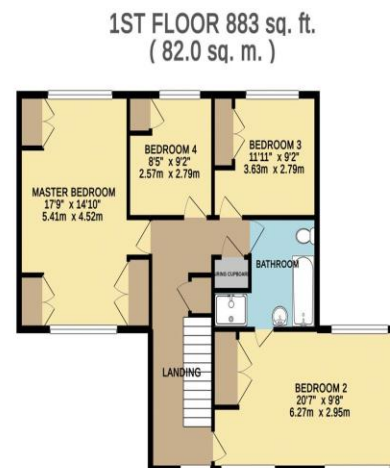
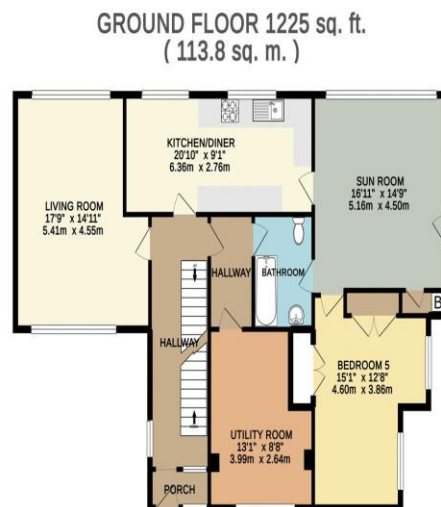
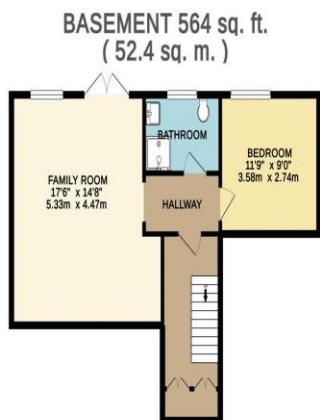
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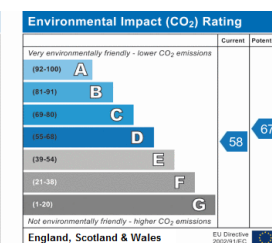
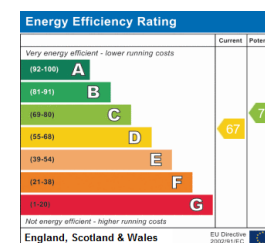
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TOTAL FLOOR AREA : 2672 sq. ft. (248.2 sq. m.) approx.

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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