



HALDON ROAD  
TORQUAY





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A rare opportunity to acquire a recently modernised Four / Five Bedroom executive style Detached House, located in the highly sought after area of The Lincombes. The nearby Wellwood Village has an excellent parade of shops to include a post office, hairdressers, boutique style shops and a Co-op. The beautiful Meadfoot Beach is within easy access and there is a local bus service that runs on Higher Lincombe Road, and within walking distance to Torquay Harbour, Seafront, Town centre and deep water marina, which all offer a fantastic array of restaurants, cafes, shops, facilities and further amenities. This stunning family home is offered to the market with no onward chain, and an internal viewing is highly recommended to fully appreciate the size, position and condition this luxury accommodation boasts.

## Entrance Hall

Composite entrance door with double glazed side panels on each side. Alarm system panel. Fire alarm. Wall mounted radiator. Stairs leading to First Floor Level. Solid walnut wood flooring.

## Sitting Room Area 11' 5" x 16' 7" (3.48m x 5.05m)

Double glazed patio doors leading to the rear garden. Double glazed window to rear elevation. Fireplace with wooden surround and marble insert and gas fire fitted. Wall mounted radiator. Solid walnut wooden flooring. Coving. Opens into Dining Room.

## Dining Area 12' 4" x 9' 3" (3.76m x 2.82m)

Double glazed window to front elevation. Wall mounted radiator fitted. Solid walnut wooden flooring. Coving.

## Kitchen/Breakfast Room 13' 7" x 21' 3" (4.14m x 6.47m)

Double glazed patio doors leading to the rear garden. Double glazed window to rear elevation. Matching matt sandstone wall and base units with roll edge worktop fitted above. Stainless steel range oven with gas hob and stainless steel extractor fitted above. Stainless steel one and half bowl sink with drainer and mixer tap fitted. Integrated dishwasher. Space for American style fridge freezer. Coffee station area with matching sandstone base units fitted. Access into the Garage. Access to the Utility/Laundry. Wood effect flooring.







*H. S. Owen*  
Estate Agents

### Utility room

Base units with roll edge worktop fitted above. Stainless steel sink with drainer and mixer tap fitted. Space and plumbing for washing machine and dryer.

### Cloakroom

Low level WC. Wash hand basin. Tiled flooring. Chrome heated towel rail. Mirror and wall lights fitted. Extractor.

**Bedroom/Study** 6' 3" x 10' 3" (1.90m x 3.12m)  
Double glazed window to front elevation. Wall mounted radiator. Shelving fitted.

### First Floor Landing

Two Velux light tunnels. Loft access. Airing cupboard with shelving. Fire alarm. Wall lights.

### Master Bedroom Suite

**Master Bedroom** 15' 7" x 13' 10" (4.75m x 4.21m)  
Bifolding aluminium doors with Juliette balcony. Electric blackout blinds and Sunflex fitted blinds. Built-in Sharps wardrobes fitted with sliding doors. Surround sound system fitted. Two brushed steel radiators fitted. Access into the Master En-Suite and into the Walk in Wardrobe.

### Master En-Suite

Double glazed window to front elevation. Large two person Bette bath with tiled surround, shower attachment and remote filling tap system fitted. Large walk in shower cubical with composite shower tray and large rain shower head which is mains fed. Bespoke solid double vanity unit with two wash hand basins fitted above and Corian worktops. Bidet. Low level WC. Back heated mirror. Chrome ladder heated towel rail. LED lighting. Sensor lighting. Under counter lighting. Underfloor heating. Fully tiled.

**Walk in Wardrobe** 6' 1" x 9' 9" (1.85m x 2.97m)  
Double glazed window to rear elevation. Wall mounted radiator. Built-in shelving and clothes railing and shoe storage.









**Bedroom Two** 14' 6" x 9' 3" (4.42m x 2.82m)  
Double glazed window to front elevation. Built-in wardrobe. Wall mounted radiator. Coving. Access to En-Suite. Air conditioning.

**En-suite**

Underfloor heating. Fully tiled. Bette bath with shower above and glass screen fitted. Vanity unit with Corian worktop fitted and wash hand basin with mixer tap. Back heated mirror. Low level WC. Extractor.

**Bedroom Three** 10' 4" x 11' 3" (3.15m x 3.43m)  
Double glazed window to front elevation. Air conditioning. Coving. Wall mounted radiator.

**Bedroom Four** 8' 2" x 9' 2" (2.49m x 2.79m)  
Double glazed window to rear elevation. Wall mounted radiator. Coving Built-in storage.

**Family Bathroom**

Newly fitted modern bathroom suite. Back to wall WC. Panelled bath with shower fitted above. Vanity unit with wash hand basin fitted. Tiled floor and part tiled walls. Chrome ladder heated towel rail. Double glazed window to rear elevation.

**Garage** 16' 4" x 17' 3" (4.97m x 5.25m)  
Double garage with electric opening. New gas combi boiler. Pressurised hot water tank. electrics and lighting. Door accessing into Kitchen.

**General Services:**

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

**Local Authority:**  
Torbay Council

**Council Tax:**  
F

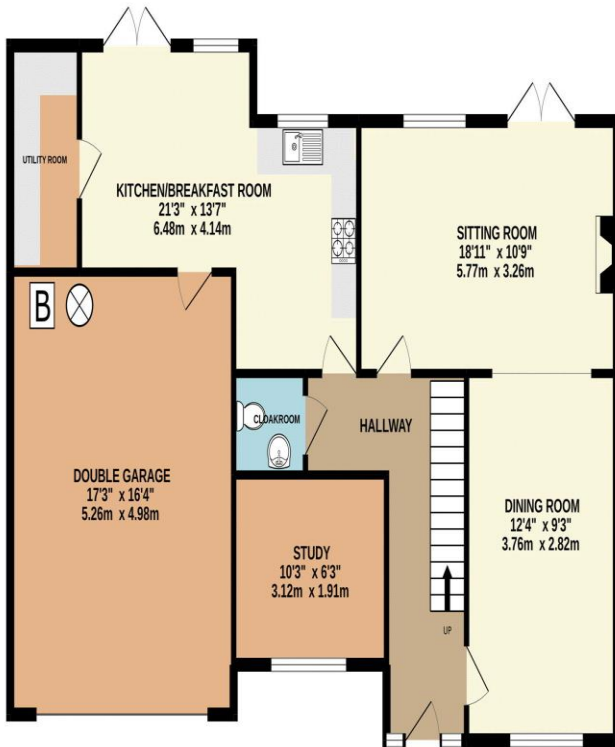




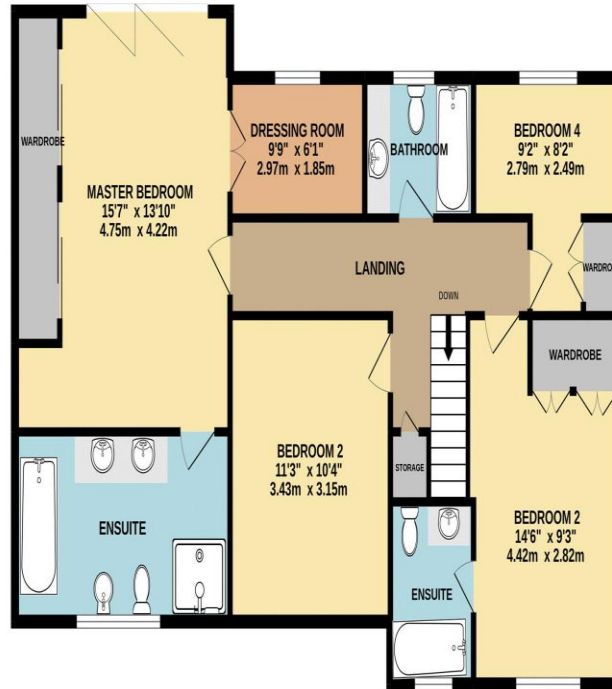


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**GROUND FLOOR**  
1168 sq.ft. (108.5 sq.m.) approx.



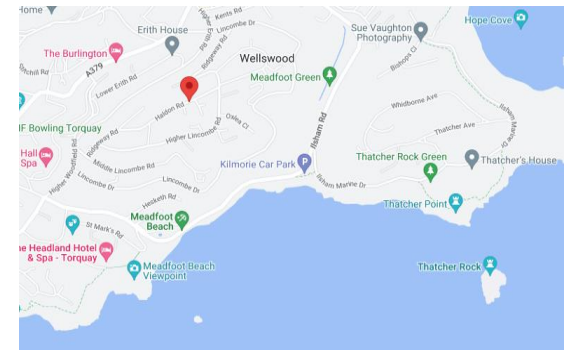
**1ST FLOOR**  
1114 sq.ft. (103.5 sq.m.) approx.



**TOTAL FLOOR AREA: 2281 sq.ft. (211.9 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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	72	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.