



9 Hesketh Mews, Meadfoot Sea Road, Meadfoot, TQ1 2LT

**Guide Price: £450,000      Tenure: Freehold**



# 9 Hesketh Mews, Meadfoot Sea Road, Torquay, TQ1 2LT

A Spacious Four Bedroom Town House, In A Most Sought After Area

- WITHIN A FEW MINUTES WALKING DISTANCE OF MEADFOOT BEACH
- Accommodation Over Three Floors
- Entrance Hall
- Cloakroom
- Living Room
- Modern Fitted Kitchen
- Four Good Sized Bedrooms, With One Having En-suite Facilities
- Separate Family Bathroom
- Front Garden and Rear Courtyard
- Parking Area & Garage In Adjacent Block
- EPC Rating: C



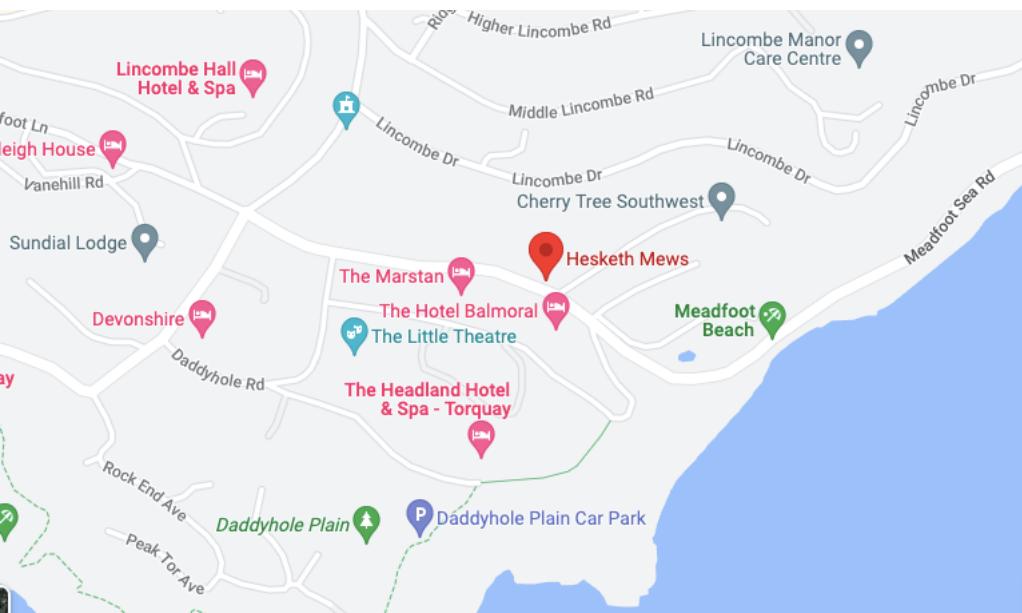
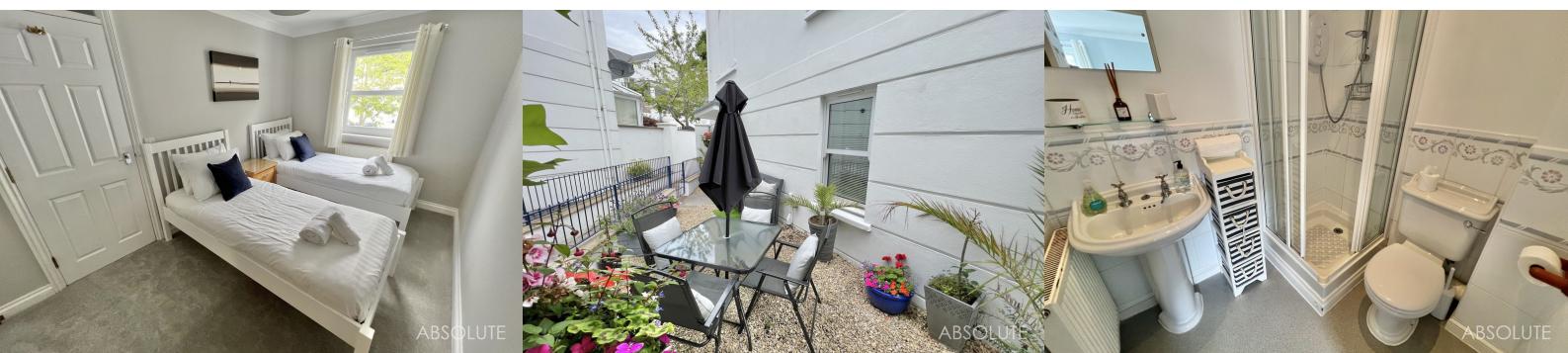
This Four Bedroom Town House Is Part of A Modern Mews Style Development Situated Within A Few Minutes Walk of Meadfoot Beach...

Within just a few minutes walking distance of Meadfoot Beach, this property forms part of a modern mews style development. The property offers versatile accommodation to enjoy a relaxed lifestyle as a main residence, second home or home and income (the property is currently used for holiday letting.)

The accommodation is arranged over three floors with a cloakroom, kitchen opening to the rear courtyard and living room to the ground floor. To the first floor are two bedrooms and bathroom with two further bedrooms situated to the second floor, the principal bedroom having an en-suite shower room. Outside, there is a front garden laid to gravel with flower beds. The rear courtyard is astro turfed and has pedestrian access to the parking area with a single garage (8'5" x 17' 8") situated in an adjacent block.



The property is located on Meadfoot Sea Road just a few minutes walk from Meadfoot Beach is well located for Torquay harbourside and the Town Centre with its array of shops and restaurants. Wellswood village with a range of shops and restaurants is also within close proximity. Travel links include the new South Devon Highway connecting Torquay to Newton Abbot, Exeter and the M5 motorway beyond. There is also a direct rail service from Newton Abbot to London Paddington.



What3Words

UPRN:

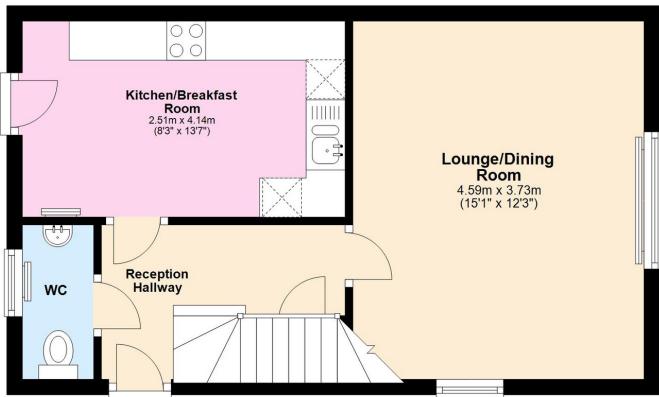
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agents notes:

Council Tax Unconfirmed  
 (Property Currently Used For  
 Holiday Letting)

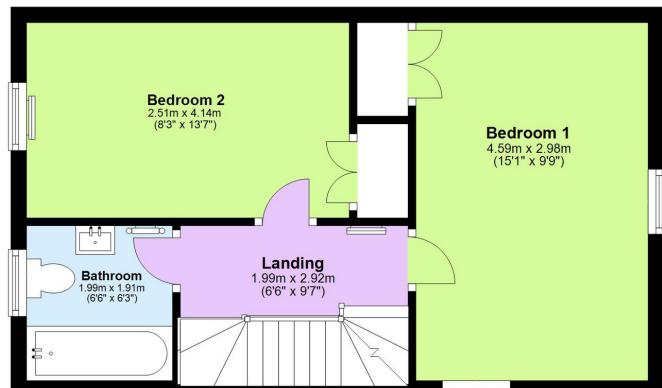
## Ground Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



## First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



## Second Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 110.2 sq. metres (1186.3 sq. feet)

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01803 214214 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



We refer potential purchasers to Sheehan Legal for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying & Team Removals for removals. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Sheehan Legal £150, Greenlight Mortgages £50 to £300, McCluskey Surveyors £50, Team Removals £50. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

