



JOHN LAKE
ESTATE AGENTS

Ty-Gwyn

Edginswell Close | Edginswell | Torquay | TQ2 7JA

Forming part of a select private close of individual homes on the outskirts of Torquay, this CHARACTER DETACHED HOUSE sits slightly elevated within its generous plot and offers well-proportioned accommodation, typical of its era, which presents itself as an ideal family home for those who cherish their privacy with a very private garden and plenty of parking. The property provides a large sitting room, separate dining room and a study, all of which is complimented by four good size bedrooms. The enclosed rear garden provides an excellent family area which enjoys a sunny southerly aspect.

Edginswell Close is positioned within easy access onto the South Devon Highway which gives easy access to Newton Abbot and for those commuting to Exeter, Plymouth or similar districts. Newton Abbot train station also provides a direct link to London and other major cities. Key amenities including Boys & Girls Grammar Schools, Torbay Hospital, Willows out of town shopping centre are all easily accessible as is an excellent bus service.

£575,000 Freehold

JL

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Our Area

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

Step Inside

A pathway winds through the mature front gardens to an OPEN ENTRANCE PORCH with outside coach lamp and front door opening to the RECEPTION HALL with window, cloaks cupboard and deep understairs storage cupboard. The SITTING ROOM is a bright, double aspect room with two windows overlooking the front garden and French doors overlooking and opening to the rear garden. Feature fireplace with fitted coal effect living flame effect gas fire. STUDY with French doors opening to the rear garden. The KITCHEN/BREAKFAST ROOM is fitted with a range of units and working surfaces with inset sink unit. Built-in electric double oven, four ring gas hob with cooker hood above, integrated dishwasher and fridge. Beamed ceiling, cupboard housing the electric meter and consumer unit and window overlooking the rear garden. Breakfast area recess with bench seat and table, decorative arch recess and window to the front. DINING ROOM with deep walk-in bay enjoying southerly views over the rear garden and patio. Feature fireplace with fitted coal effect electric fire, alcove recesses with glass display shelving and one with fitted base storage unit. UTILITY fitted with a range of units and working surfaces with inset sink unit. Floor standing Potterton gas fired boiler and windows to the front and rear, rooflight and door opening to the rear patio. SHOWER ROOM with tiled shower area with Triton electric shower, wash hand basin and WC. Part tiled walls and two obscure windows.

From the Reception Hall stairs rise First Floor Landing with two windows, access hatch to loft space and airing cupboard with factory lagged hot water cylinder. BEDROOM 1 with windows to the front and rear, range of fitted furniture and shower cubicle with tiled surround. EN-SUITE CLOAKROOM with WC and vanity unit. BEDROOM 2 with window to the rear and range of fitted furniture. BEDROOM 3 with window to the rear and range of built-in wardrobes with central vanity unit. BEDROOM 4 with windows to the side and rear. FAMILY BATHROOM with white suite of double ended bath with shower over and wash hand basin set in vanity unit. Tiling to walls, ladder style heated towel rail, extractor fan and obscure window. SEPARATE WC with wash hand basin and window.





5
minute walk
to
The Wighton
Pub



5
minute drive
to
The Willows
Shopping District



Step Outside

To the front of the property is a parking area for 2/3 vehicles leading to the DOUBLE GARAGE with twin up and over doors, lighting, power points and windows to the side. Behind the garage is a COVERED CAR PORT providing parking for 2 vehicles with lighting and storage cupboard. The front garden is mainly laid to gently sloping lawn and planted with an abundance of plants, shrubs and trees. Outside water tap. Central curved steps lead up to the entrance porch with crazy paved patios to either side. An arched gateway and pathway leads around to the rear garden, laid to crazy paved patio with steps rising to a gently sloping lawn with shrub borders and outside water tap. The rear garden is southerly facing and enjoys a high degree of privacy.

Additional Information

Double Glazed
Gas Central Heating
Council Tax Band - 'F' (Torbay Council)
EPC - D

Directions: SAT NAV: TQ2 7JA. On entering Torquay on the South Devon Highway turn left at the traffic lights onto Hamelin Way. Proceed down the hill and through the next set of traffic lights heading towards Torquay. After these lights move into the right hand filter lane and turn first right into Newton Road. Turn first right into Orchard Way (next to The Wighton) and a short distance along turn left into Edginswell Lane where Edginswell Close will be found on the left hand side.

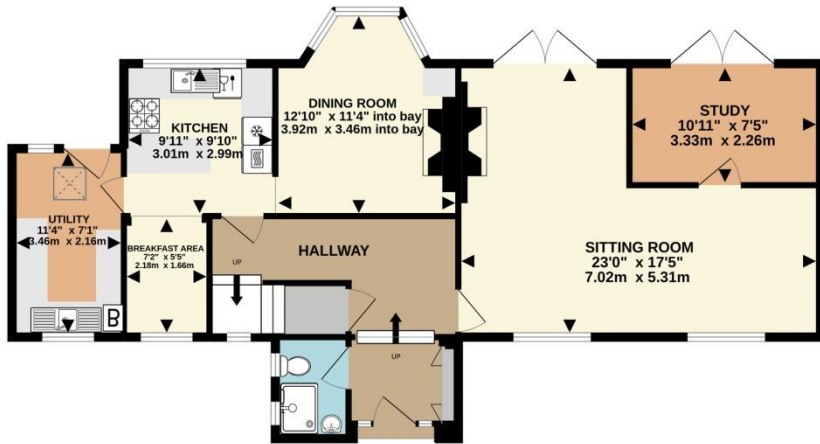
OWNERS INSIGHT

“It has been quite an emotional decision for the family to sell Ty Gwyn, and it has been done with a very ‘heavy heart’, as the property has been owned by the family for over 50 years and is the place in which we grew up and still retain such happy memories of. With us now looking to sell, this provides any new owners the opportunity to create their own cherished memories of a happy home as well.

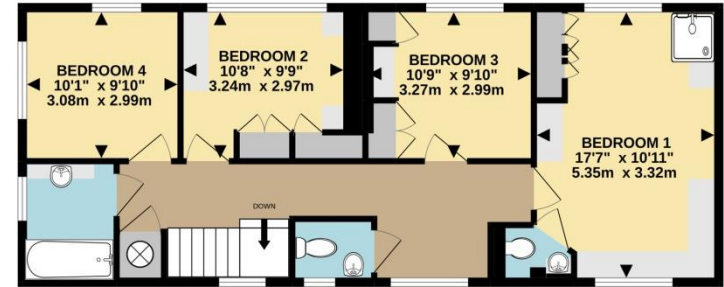
We have found Edginswell Close to be a friendly, peaceful and very special place to live. With it being a quiet cul-de-sac we always found it to be extremely safe and an ideal place for children to grow up. With very minimal traffic passing, as children we used to spend many a day playing in the lane with our neighbours whilst our parents enjoyed the privacy of the rear garden and the open aspect of the front.

Being nestled on the outskirts of the town the property is ideal for those commuting out of the town on a regular basis or alternatively with the house being situated within walking distance to Torbay Hospital it presents itself as ideal for members of staff there.”

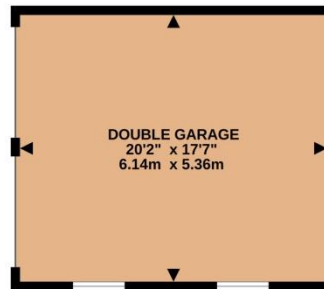
GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



DOUBLE GARAGE
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 2048 sq.ft. (190.2 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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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.