



# ABSOLUTE

SALES & LETTINGS



**Togs Lodge, Nut Bush Lane**

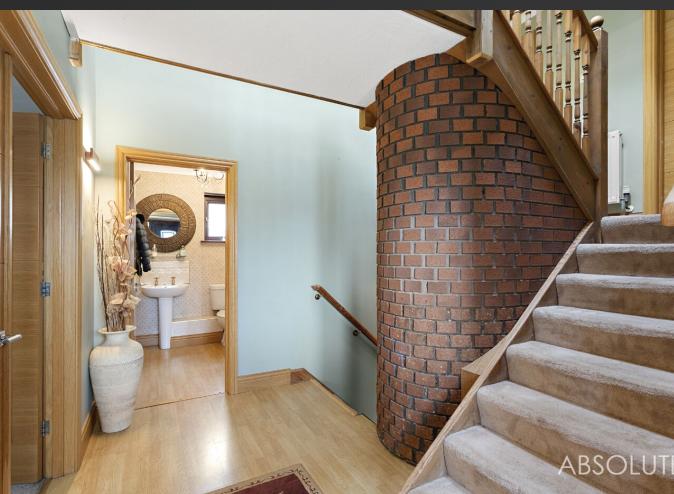
Torquay, Devon, TQ2 6LE

Guide Price: £850,000

# Togs Lodge, Nut Bush Lane, Torquay, Devon, TQ2 6LE

A stunning five bedroom detached house in a sought after area

- Detached family home, built by the current owners in 1999 set over three levels
- No onward chain
- Bordering the picturesque Cockington Village
- Close proximity to highly regarded primary and secondary schools
- Five double bedrooms, spacious sitting room, and a large and contemporary kitchen with dining area
- Large games room, utility room and three bathrooms
- Driveway and garage parking
- Beautiful rear gardens with a swimming pool, summer house, outside kitchen area and feature stream
- Viewing highly recommended
- EPC rating - C / Council tax band - E



Absolute Sales and Lettings are proud to present Togs Lodge, a fantastic detached family home with ample driveway parking, a stunning rear garden with heated swimming pool, summer house and outside kitchen area.



Set back from the road, behind electric gates and generous driveway parking, is this beautiful, detached family home, Togs Lodge. This spacious property was built by the current owners in 1999 with contemporary décor and a welcoming feel throughout.

Togs Lodge provides the ideal space for today's modern family. The property, which is set over three levels, comprises of five double bedrooms, sitting room, a large kitchen with dining area, a large games room which currently holds a full sized snooker table (available by separate negotiation) with views over the rear garden, a utility room and three bathrooms.

Externally, the property has a fantastic rear garden which provides the wow factor with a heated outdoor swimming pool, hot tub area (hot tub available by separate negotiation,) a featured stream running through the garden leading to a pond and a brilliant outside kitchen area with a gas fired BBQ, large patio area and a summer house with log burner (log burner available by separate negotiation.)



The property itself is situated within one of Torquay's most sought after residential areas, bordering the picturesque Cockington Village which boasts an array of independent boutique shops, tea rooms and also the popular Drum Inn.

Togs Lodge is also within close proximity to highly regarded primary and secondary schools, including Torquay Boys' and Girls' Grammar Schools, as well as Torbay hospital and the ever popular Wren Retail Park with its home furnishing stores, supermarkets and more. Torquay town centre and bustling seafront promenade and deep water marina are just a short drive away, with their enviable array of restaurants, cafes, shops, facilities and further amenities with arterial roads to Newton Abbott and Exeter also easily accessible.

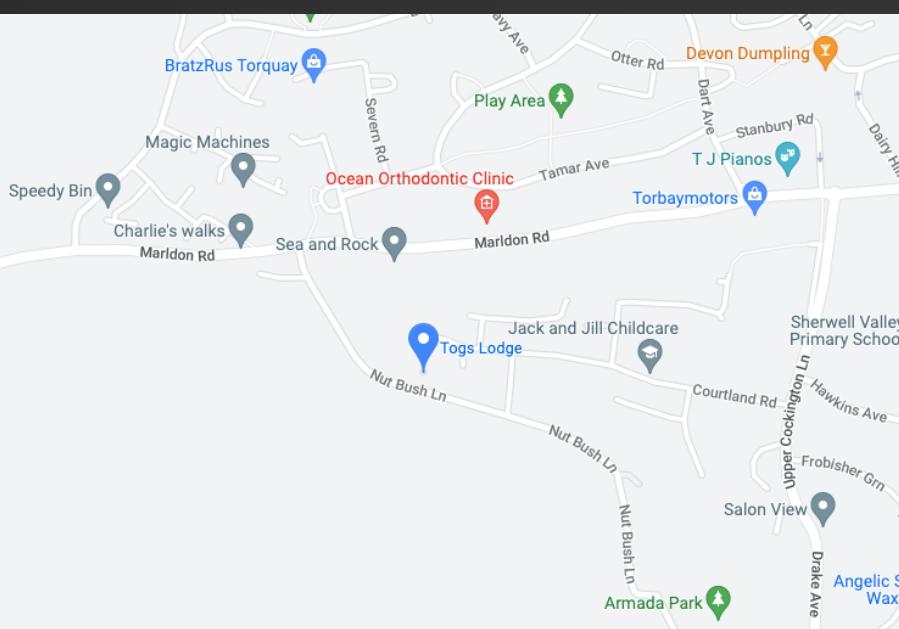
An early internal viewing is highly recommended to fully appreciate the size and position this accommodation boasts.



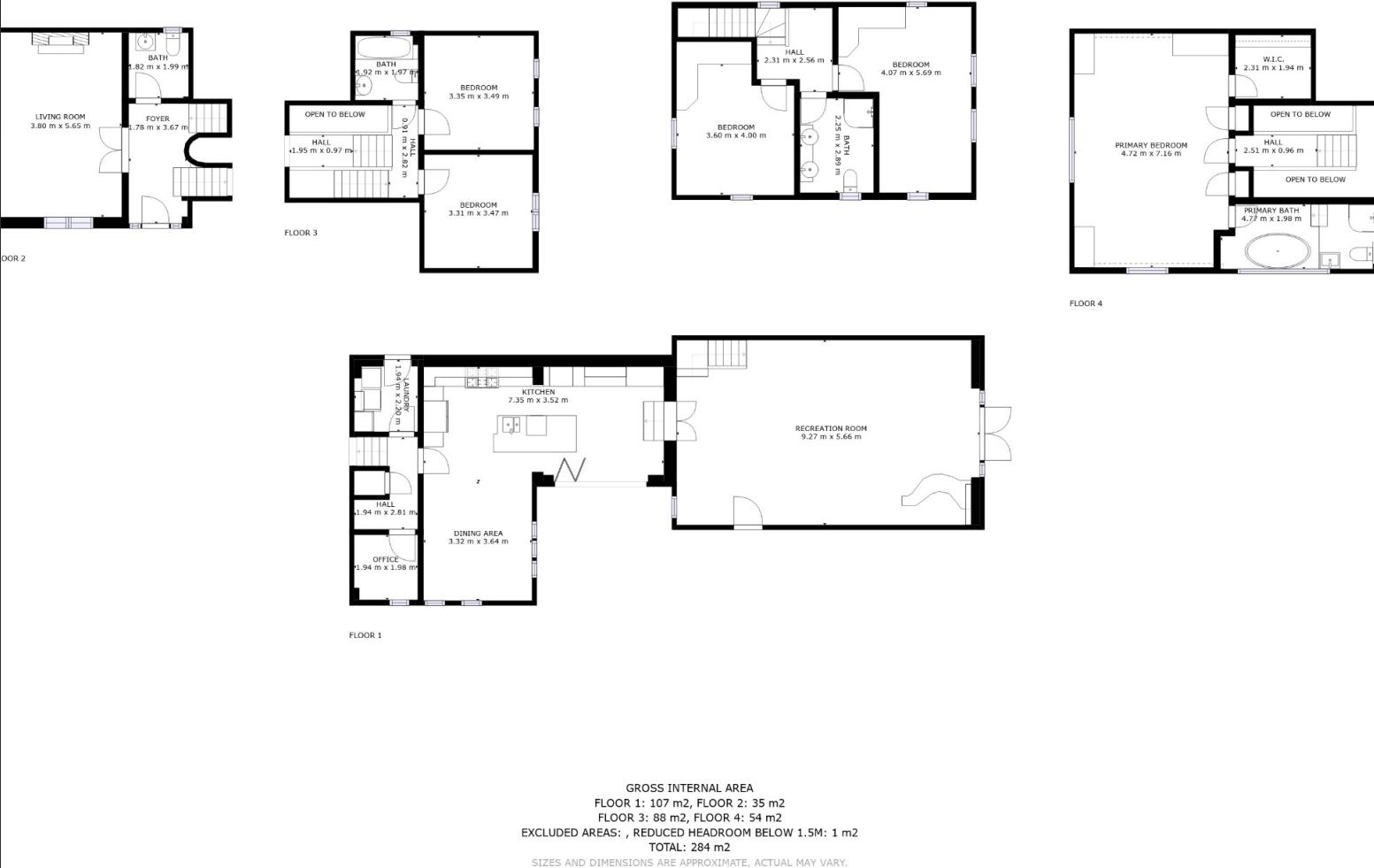
Please do not hesitate to contact the team at Absolute Sales & Lettings on 01803 214214 for more information or to arrange a viewing for this stunning property.



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## 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.