



Museum Way, Torquay, TQ1 1AP  
**Price: £380,000    Tenure: Freehold**





# Museum Way, Torquay, TQ1 1AP

A Striking Modern Select Development Close To The Harbourside

- A Exceptional Small Development of Contemporary Houses
- Quality Build By Award Winning Local Developers
- The Remainder of a 10 Year LABC New Home Warranty
- Energy Conscious Build With an EPC Rating of B
- A Short Stroll To Torquay Harbourside
- Excellent Location For Local Beaches and Wellswood Village
- Tandem Driveway Parking For 2 Vehicles
- Contemporary White Render and Anthracite Aluminium Windows and Doors
- Three Bedrooms
- Enclosed and Sheltered Beautifully Landscaped Rear Garden



The former show home for the award winning developers Messrs OJ developments who have created a stunning and exclusive collection of modern and contemporary homes. The current owners have updated what was already a beautifully presented home which offers new home owners comfortable and enjoyable living...

The property sits at the front of the development and you are welcomed stepping through the composite doors by a reception hallway with cloakroom facilities as well as a downstairs toilet/wc. The kitchens are provided by Symphony, contemporary in design with ample storage and work space. There is a comprehensive array of integrated appliances which include; oven, induction hob with extractor, fridge freezer, dish washer and a washing machine. The kitchen units are a blend of white high gloss and a striking charcoal grey with a light and solid worktop. The lounge/diner is bright and airy with doors opening directly to the private garden.

To the first floor the house has three bedrooms with the master en-suite, space for wardrobes which could either be fitted or free standing and the family bathroom which includes sleek white ideal sanitary wear and quality chromium fittings including a heated towel rail and LED mirror.



To the rear of the property is a sheltered and private garden area which the current owners have landscaped and created an oasis of calm and tranquility. Uplighters highlight the garden area at night creating a lovely space for alfresco dining. The garden is an ideal space for soaking up the sun and would suit those looking for an easy to maintain garden space.

To the side of the house there is driveway parking for two vehicles parked in tandem, which could also be easily adapted to include EV charging points.

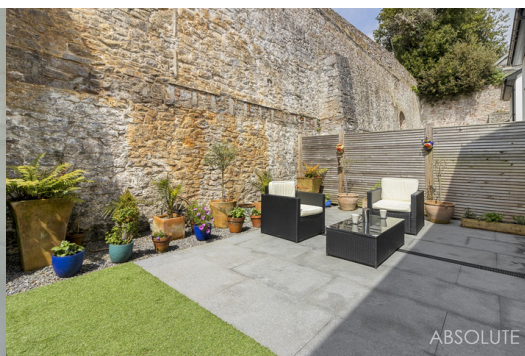
The house affords a superb location close to the scenic Torquay harbourside which boasts a wealth of high quality restaurants and bars all within a short walk of the property. Close by is Wellwood village high street which has a wide selection of independent and quality retailers with something on offer for everyone. One of the closest beaches is Meadfoot, ideal for watersports, unwinding and soaking up the picturesque views of Torbay.

By air: Exeter airport provides both UK and international flights.

By train: Torquay train station next to the Grand Hotel offers direct lines to London and Birmingham.

by sea: Torquay marina provides a safe haven for boats in all weathers with its natural sheltered bay.

Regional Cities: Exeter and Plymouth are approximately 22 miles and 32 miles respectively and Dartmoor National Park close by approximately 12 miles.



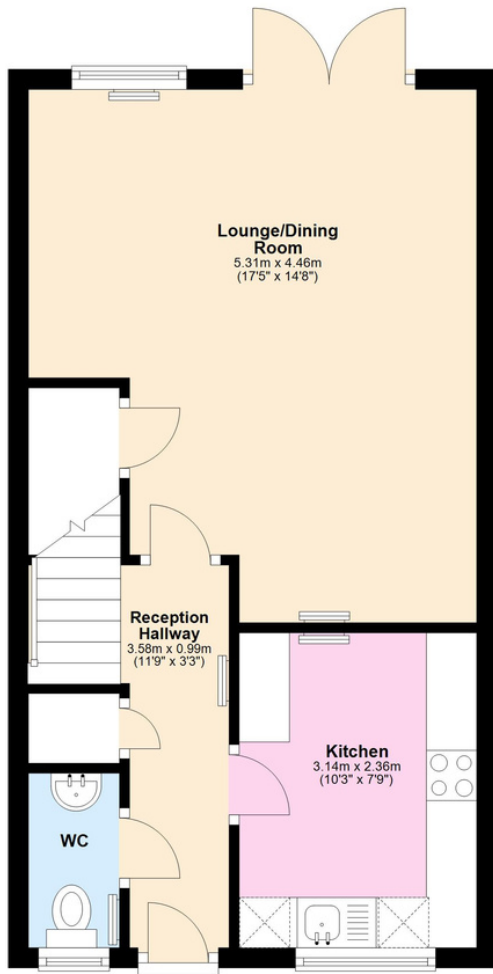
What3Words uPn:  
<https://w3w.co/blitz.ladder.adding>

Agents Notes:  
 £200 yearly service charge to Museum Way Limited for maintenance of communal areas.



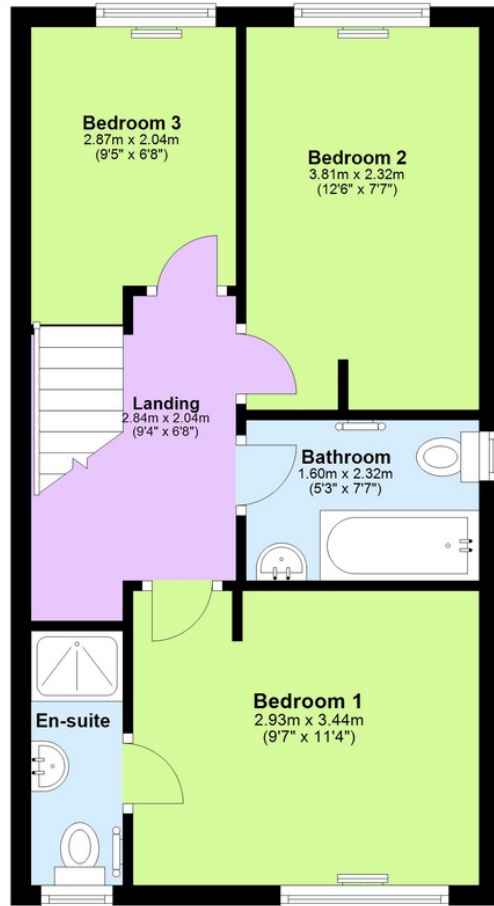
## Ground Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



## First Floor

Approx. 38.1 sq. metres (409.9 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 Wollens & Busbys Law for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying, Team Removals for removals & Saltwater Escapes for holiday letting management. 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: Wollens & Busbys Law £150, Greenlight Mortgages £300, McCluskey Surveyors £50, Team Removals £50 & Saltwater Escapes £100. We have carefully selected these associates for the quality of their work and customer service levels, the referral fees they give us is part of their marketing budget and does not affect the amount you pay.

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.

