

30 Whidborne Avenue, Torquay – TQ1 2PQ

Torquay

Guide Price £980,000

ABSOLUTE



## 30 Whidborne Avenue

Torquay, Torquay

Step inside this spacious and welcoming hallway bright and airy throughout which sets the stage, leading to a large cloakroom/WC and separate study. A generously sized sitting room seamlessly connects to a spacious conservatory, framing picturesque views over the terrace and gardens. A separate dining room and a fully fitted kitchen with a breakfast area create versatile rooms for hosting gatherings with plenty of downstairs living space. The kitchen has a range of built in appliances and a breakfast bar which neatly divides the space. The main living areas all enjoy a southerly aspect and delightful garden views.

Accessed via the kitchen is a rear lobby which houses a utility room and gives access to the pool room which is fully tiled and has large picture windows and double doors filled with natural light and enjoying views of the garden and terrace. The pool has a built in wave machine (not tested) and a jacuzzi to the side. There is the added convenience of the changing room, shower area and WC.

Ascend the elegant staircase to discover a galleried first floor landing which is light filled and spacious. The main suite offers breathtaking views of Torbay and beyond to Berry Head in Brixham. There are additional 3 double bedrooms and a main bathroom.



## **GARDEN**

The rear grounds and gardens are a delight to behold. Beautifully landscaped rolling and meandering towards the sea. A spacious flagstone terrace adorned with a soothing water feature, palm trees and a charming summer house which enjoys sheltered views of Lyme Bay. Pathways guide you through the gardens, revealing private enclaves for relaxation, al fresco dining and summer barbecues.

## **GARAGE**

4 Parking Spaces

The Garage has been vastly improved and extended and has space for up to 4 vehicles. Benefiting from an automated door and access to the rear lobby of the house.



# 30 Whidborne Avenue

Torquay, Torquay

Enjoy the gentle ambience of coastal living amidst some of Torquays most scenic and picturesque hot spots. Whidborne Avenue is a short stroll to Thatchers Rock and Hopes nose which are ideal picnic spots with stunning coastal views. Meadfoot beach is your nearest seafront offering a small beach cafe and the Osborne Hotel with its al fresco dining terrace an ideal spot to soak up the scenery and sunshine. Wellswood Village is close by and offers convenient access to an array of local independent shops, boutiques, cafes, restaurants and bars as well as a picturesque church. Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Breathtaking Sea Views
- Thoughtfully Designed For Spacious Living
- Large Detached Four Bedroom Residence
- Indoor Pool Oasis
- Stunning Grounds And Gardens With A Summerhouse
- Versatile Living Spaces
- Impressive Garage For Up To 4 Vehicles
- 2 En-suites, Main Bathroom And A Pool Shower
- Coastal Location
- No Onward Chain

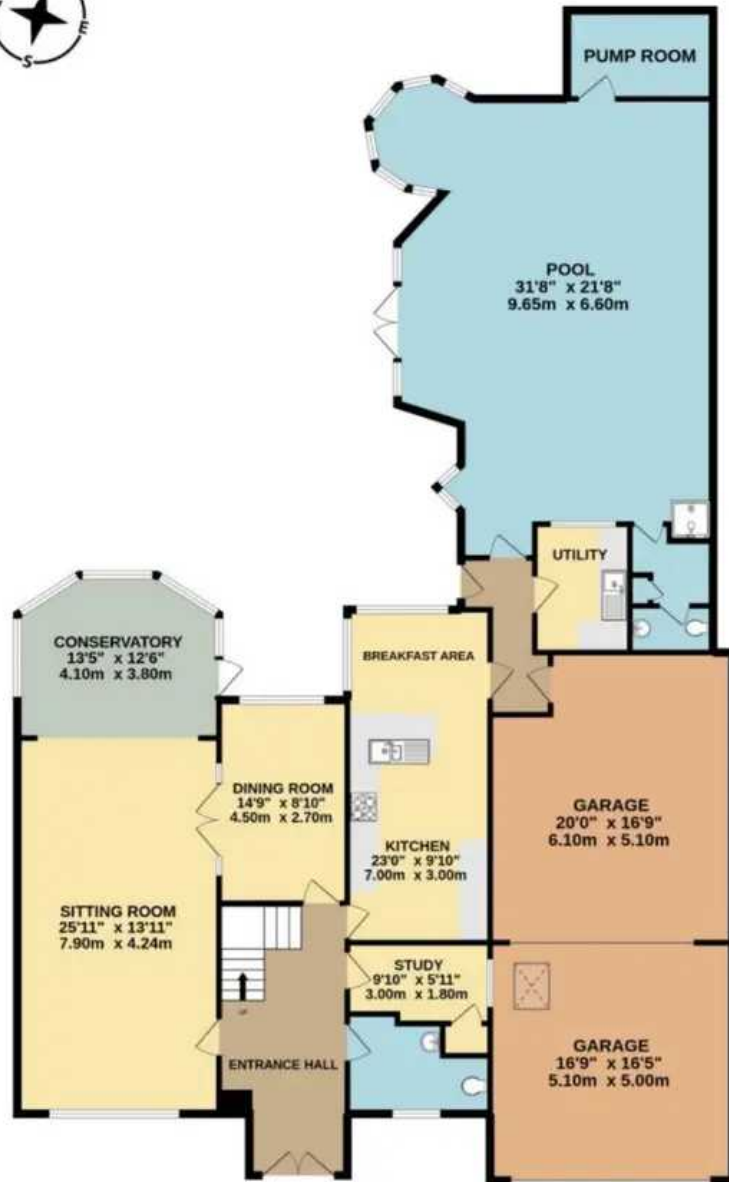




ABSOLUTE



**GROUND FLOOR**  
2560 sq.ft. (237.8 sq.m.) approx.



**TOTAL FLOOR AREA: 3645 sq.ft. (338.7 sq.m.) approx.**

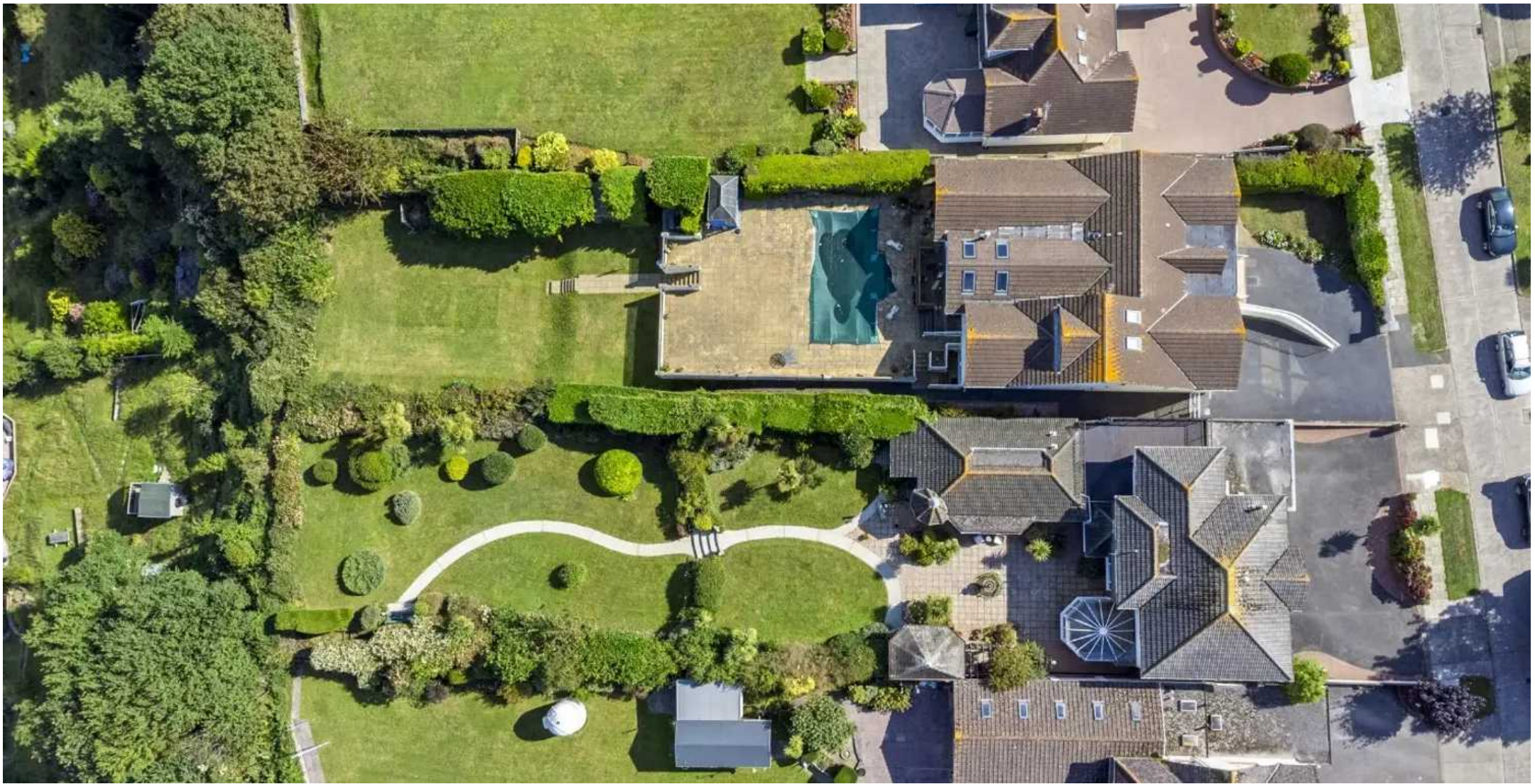
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**1ST FLOOR**  
1085 sq.ft. (100.8 sq.m.) approx.



Energy Efficiency Rating	
Best energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	





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