





36a Oxlea Road

Torquay,

Waves has been beautifully renovated throughout by the current vendors and offers a stunning contemporary detached residence set over 3 levels briefly comprising of a galleried style reception hallway, three double bedrooms at ground floor level and family bathroom/WC, the main bedroom having a luxury en suite 4 piece bathroom/WC and walk in wardrobe. On the first floor there is a most spacious sitting room with a feature wood burning stove and access to the impressive sun terrace which is enclosed by stainless steel and glass balustrading enjoying some fabulous views over the surrounding area and out to sea. There is also a stunning kitchen/breakfast room with built in appliances and solid worktops and formal dining room.

At garden level is a further double bedroom and modern fitted shower room/WC and second sitting room with utility off. This floor offers flexibility with the home set-up as it would be an ideal self-contained annex section with the utility being utilised as a kitchen which would offer a separate floor for relatives or teenagers alike. This could be sectioned off and used as an income stream to create a letting unit which have it's own access via the side of the house. The current owners use as a guest bedroom floor with a second lounge.

An early inspection is essential to appreciate the size, position, condition and views the accommodation boasts.



GARDEN

The rear garden has been attractively landscaped and is level with a spacious patio area, central path with two level lawned areas and flower beds bordering. Further patio with with feature pergola and garden lighting. The garden is enclosed by mature hedging.

GARAGE

Single Garage

To the front of the property there is ample driveway parking which leads to the larger than average integral single garage with electrically operated up and over door



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Quietly set within The Lincombe's conservation area, Oxlea Road is close to a local bus route and within walking distance of the nearby village style community of Wellswood with its array of facilities including a church, local and highly regarded primary school, The Kents pub, restaurants, cafes and shops. Nearby, a footpath meanders through Lincombe Woods to Ilsham Valley and the stunning beach at Meadfoot, home to Waterside Beach Cafe, parking and the stunning Regency Crescent that is home to the Osborne Hotel and is perfectly situated for those who enjoy breathtaking scenery and coastal walks/activities.

Council Tax band: G

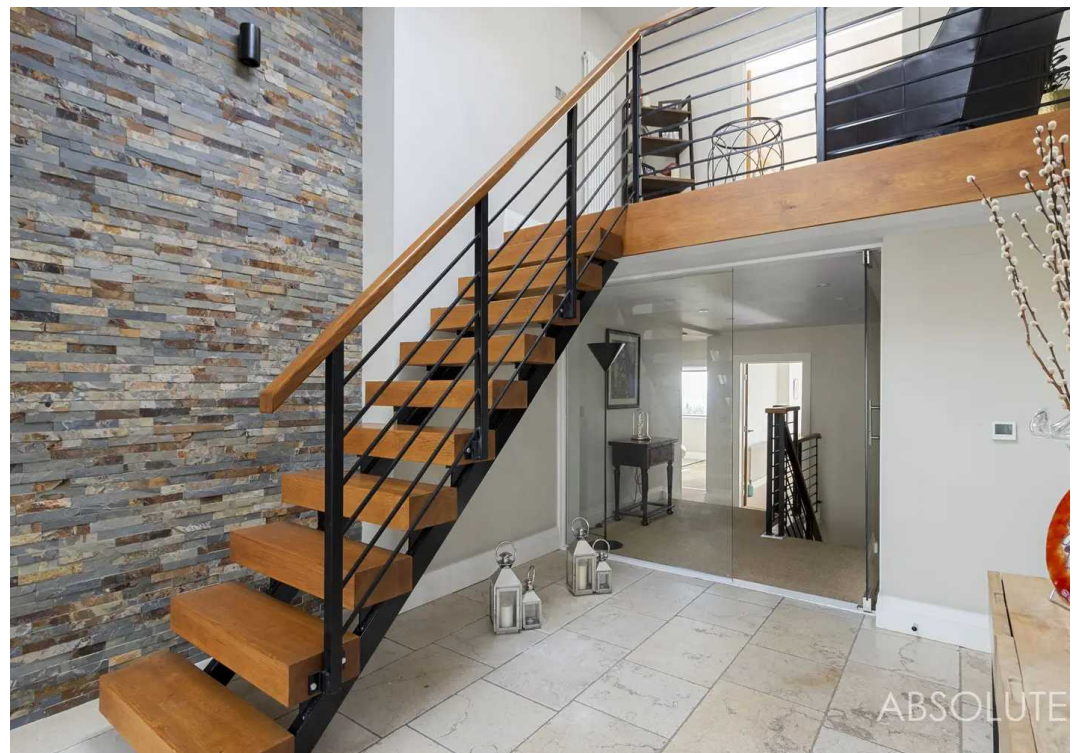
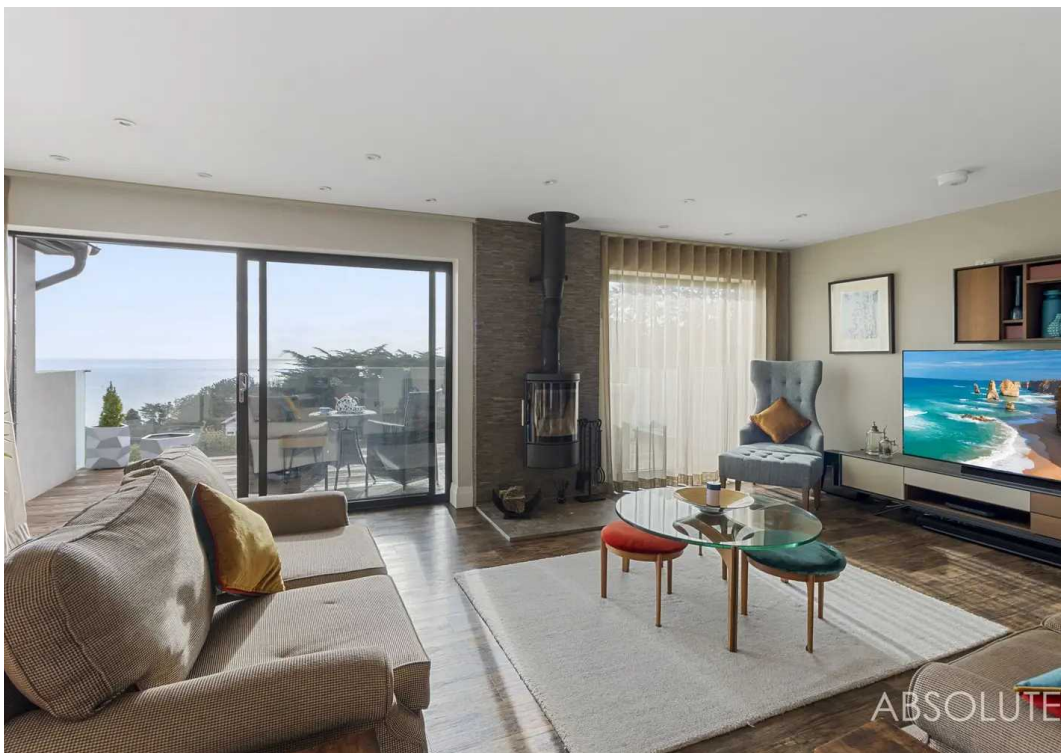
EPC Energy Efficiency Rating: E

- Much sought after residential location
- Spacious accommodation set over 3 levels
- Superbly appointed kitchen/breakfast room
- Sitting room with feature wood burning stove
- Three double bedrooms at ground floor level, main bedroom having luxury en suite 4 piece bathroom/WC and walk in wardrobe
- Double bedroom, shower room/WC, second sitting room/bedroom 5 and utility at garden level
- Ample driveway parking and larger than average single integral garage with electric up and over door
- Superbly landscaped and level enclosed rear gardens





ABSOLUTE





Total area: approx. 284.2 sq. metres (3059.5 sq. feet)

Approx.
Plan produced using PlanUp.





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