





16 Hameldown Close

Torquay, Torquay

Messrs Bovis homes constructed this wonderful detached home in the late 80's which the current owners have resided in for over 20 years and enjoyed the secluded Cul-De-Sac location and the proximity to some lovely walks. Tor Heights, aptly named for enjoying lovely open views of the surrounding area has been much improved, updated and maintained throughout its ownership and offers new owners a stylish, comfortable and enviable spacious detached home. Tor heights has all the benefits of a modern home and certainly exudes kerb appeal. Tucked away in a select cul-de-sac of just a few houses with long standing residents either side and a nice wide approach for parking on the drive for multiple vehicles.

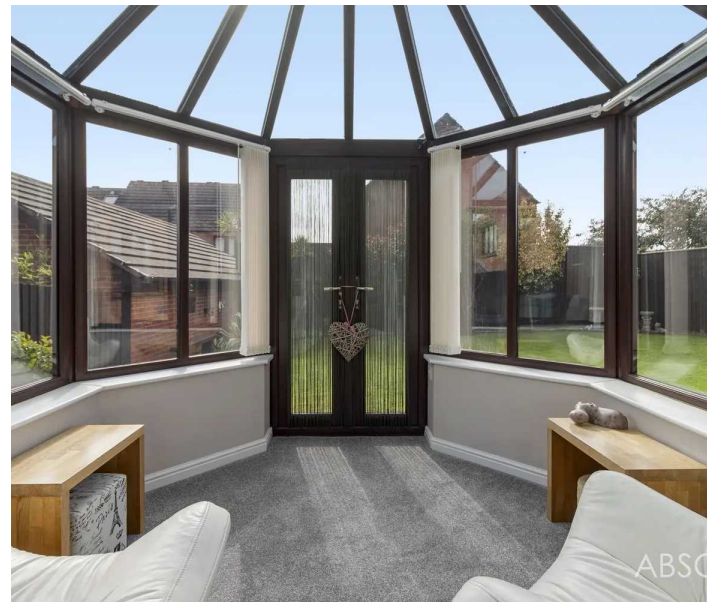


The accommodation:

The current owners have routinely upgraded the house making it a comfortable and stylish offering throughout. The original garage has been repurposed due to the wealth of parking available and offers an additional room which would be ideal for an extra bedroom, living space or work from home space making this a versatile offering. In terms of living space the house offers a cosy living room with gas fire and speakers built into the ceiling and mood lighting. The hallway gives access to the garage, cloakroom WC, snug and the kitchen/dining room. The kitchen dining room is modern, bright and spacious with plenty of space for culinary pursuits and affords a pleasant outlook to the gardens. The snug/day room is an ideal extra reception room to enjoy a good book or some tv with the added bonus of a conservatory access through.

Upstairs there are 3 good sized bedrooms with built in storage, the main having a spacious en-suite and lovely open views of the hills toward Dartmoor. There is a primary shower suite which has been upgraded with a handy airing cupboard next door. The owners have also recently installed new radiators and carpets throughout the property.

The ample sized rear garden offers a neat, low maintenance space to enjoy the sunny position. There is plenty of space for outdoor sheds, garden furniture and al-fresco dining on those warm days.



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Hameldown Close is a cul-de-sac at the top of Shiphay, ideal for schools, hospital and the wider road network, it's a quiet and elevated position with some lovely views. There's footpaths with endless countryside walks around Cockington and onto the sea front, all within a couple of minutes of the house. The house is ideally positioned for access out from Torquay via the South Devon Highway towards Newton Abbot, Exeter and beyond. Perfect for commuting.

Garden

A good sized private level and enclosed garden which is mainly lawn with patio. There are a variety of inset trees and shrubs including Palms. Timber store shed. Cold water tap. Gate to one side leading to front garden. To the other side of the property is a good tool shed/workshop.

Council Tax band: D

Tenure: Freehold

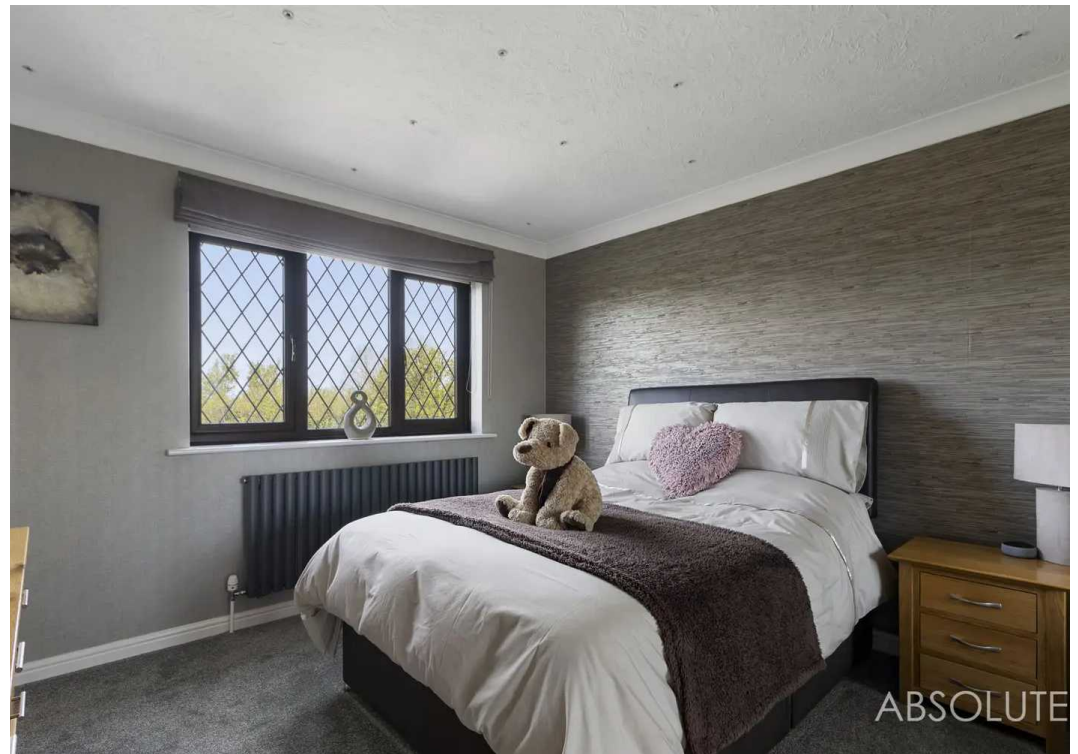
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





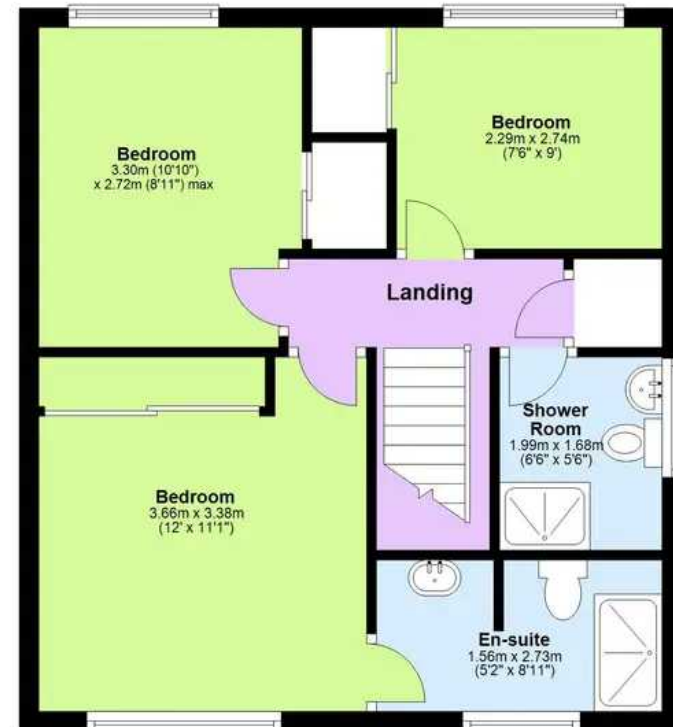
ABSOLUTE



Ground Floor



First Floor



Total area: approx. 116.5 sq. metres (1253.9 sq. feet)

Approx
Plan produced using PlanUp.





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