





Ghania Lodge Edginswell Close

Torquay, Torquay

Nestled in a convenient tucked away position, is this impressive 5-bedroom detached house named Ghania Lodge, which offers a perfect blend of space, comfort, and luxury. As you step inside, you are greeted by a spacious reception hallway that sets the tone for the rest of the property.

The ground floor of the house features a lounge/dining room boasting a charming inglenook fireplace, creating a cosy and inviting atmosphere. An additional downstairs cloakroom/WC provides convenience for residents and guests alike. The ground floor bathroom is a standout feature, showcasing a luxurious double size spa bath, perfect for unwinding after a long day.

One of the five bedrooms is located on the ground floor, offering flexibility and convenience for those seeking single-level living. Moving to the first floor, a spacious landing leads to four double bedrooms, with the main bedroom benefiting from an en suite shower room/WC.



Outside, the property offers ample driveway parking, supplemented by additional parking to the front of the property and a single garage. The meticulously landscaped front and rear gardens provide a tranquil escape, ideal for enjoying the outdoors in privacy and seclusion.

Located in a sought-after area, this property combines the tranquillity of a secluded location with the convenience of nearby amenities, schools, and transport links. Whether you are looking for a peaceful retreat or a spacious family home, this detached house ticks all the boxes.

Front Garden

The front garden is attractively landscaped in level terraced sections with two being laid largely to lawn with flower beds bordering. There is a raised patio area ideal for alfresco dining with flower beds bordering. There is access down both sides of the property leading to the rear garden.

Rear Garden

The rear garden has been laid to patio for ease of maintenance and is enclosed by brick walling and mature hedging. An outside light and tap adds further convenience.

Garage

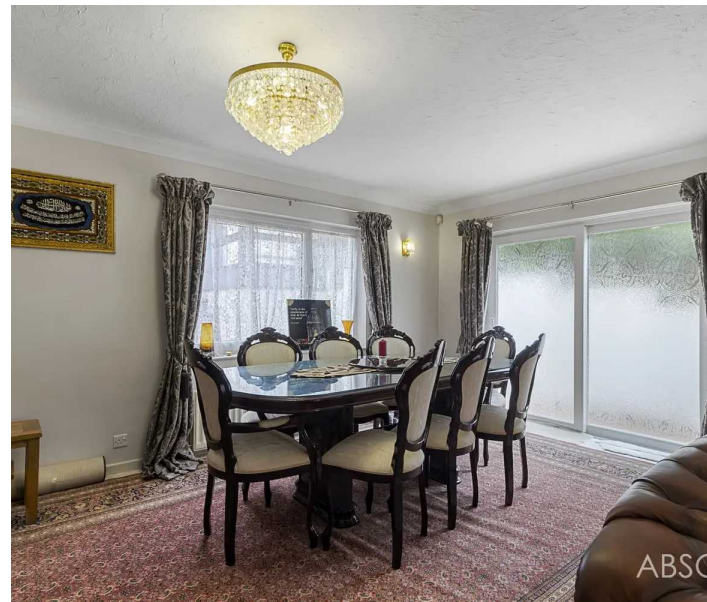
Single Garage

A generously sized single garage with light and power.

Driveway

5 Parking Spaces

A very large driveway leading up to the single garage, allowing ample parking for cars in tandem.



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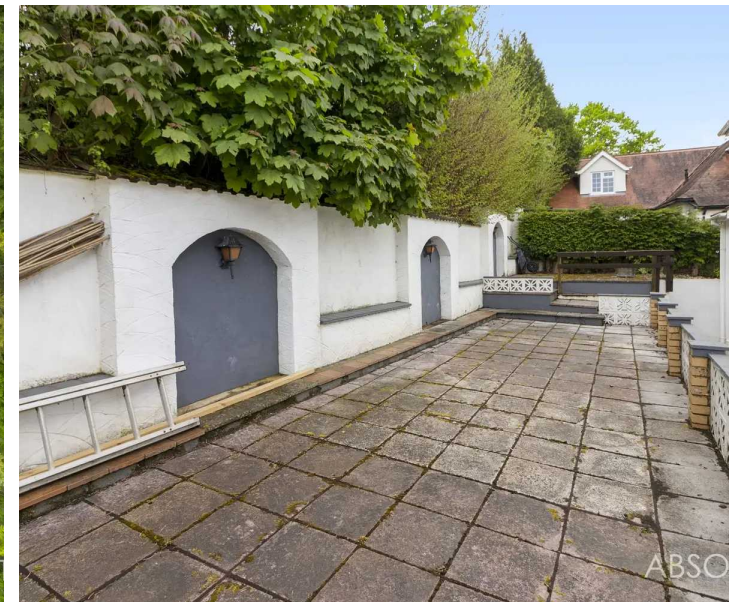
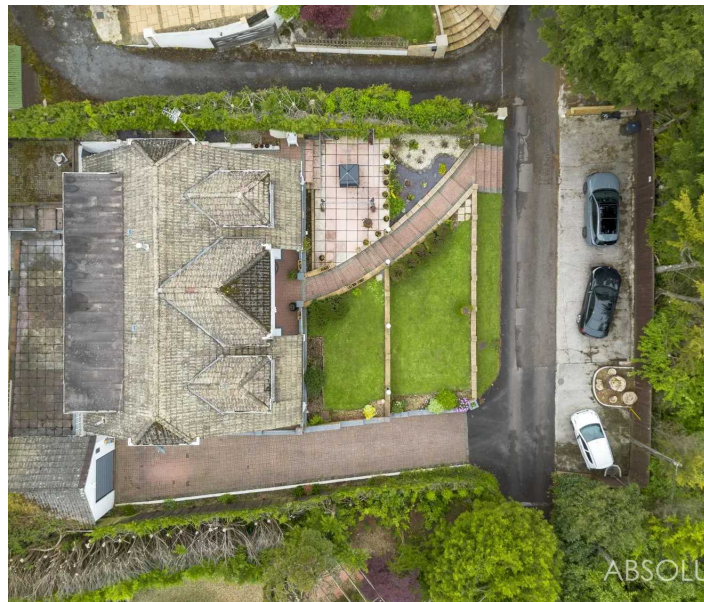
Located within the highly sought after area of Edginswell, which is highly coveted for its exceptional schools and well-connected roadways. Ghania Lodge is tucked away, providing a serene rural setting while ensuring close proximity to local amenities and facilities. The property is conveniently located within walking distance of Torbay Hospital, both Boys and Girls Grammar Schools and the highly regarded Wren Retail Park and The Willows retail park which include well loved stores such as Marks & Spencer, Sainsbury's, Boots, and Next as well as a further array of home furnishing stores, supermarkets and more. The ring road is also within very close proximity, which offers great connections to Newton Abbot, Exeter and beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Ground Floor

Approx. 122.8 sq. metres (1321.6 sq. feet)



First Floor

Approx. 109.3 sq. metres (1176.7 sq. feet)



Total area: approx. 232.1 sq. metres (2498.3 sq. feet)

Approx
Plan produced using PlanUp.





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