



ABSOLUTE



## Villa Maritima

Oxlea Road, Torquay

Introducing a truly exquisite residence, a stunning mock Georgian detached house elegantly positioned in a sought-after locale. This distinguished property boasts an attractive façade that exudes kerb appeal.

Upon entering, one is greeted by a spacious reception hallway that sets the tone for the sophistication throughout the home. The ground floor accommodates a generously proportioned sitting room, complete with a minster style fireplace. The ground floor also houses a convenient downstairs WC and a separate study, providing flexibility.

The heart of the home lies in the quality modern fitted kitchen/dining room, featuring built-in appliances and a separate utility room, offering both style and functionality. The first floor is equally as impressive, featuring a gallery-style landing.

The property boasts four double bedrooms, the principal bedroom featuring en suite facilities and a walk-in wardrobe. Bedrooms two and three share a Jack and Jill bathroom, while a family bathroom/WC caters to the needs of the remaining occupants.



Nestled within well-maintained level gardens on all four sides of the property, this home provides ample opportunities for outdoor enjoyment and relaxation in a tranquil setting. A double garage and double width parking further enhance the convenience and desirability of this remarkable residence.

#### **Front Garden**

The property is approached via a decorative wrought iron gate with attractive block paved path leading to the front door. The majority of the gardens are to the front and are level and laid largely to lawn with mature trees, built in lighting and a patio area. The gardens are enclosed by laurel hedging. Access down the side of the property leads to the rear garden.

#### **Rear Garden**

The rear garden provides a patio area, outside lighting, and useful garden storage shed.

#### **Driveway**

2 Parking Spaces

From the West side there is a double width block paved driveway which leads to the double garage.

#### **Double garage**

2 Parking Spaces

Accessed from the driveway the double garage has an up and over door, light and power.

In summary, this impressive 4-bedroom detached house offers a harmonious blend of style, quality, and practicality, making it an ideal choice for those seeking a refined living experience. With its striking architecture, elegant interiors, and idyllic surroundings, this property presents a truly exceptional opportunity for those with an appreciation for luxury living.



# Villa Maritima

Oxlea Road, Torquay



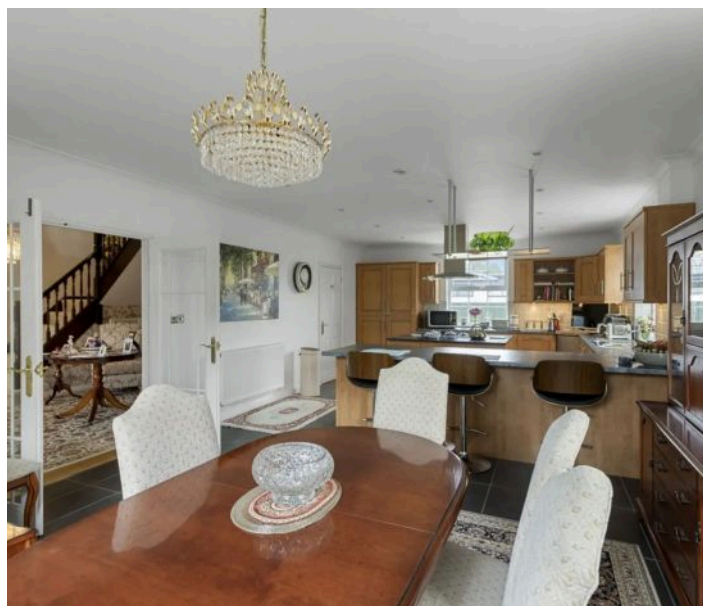
The property occupies an enviable and much sought after residential position within the highly regarded Wellswood area of Torquay with the village centre boasting boutique shops and facilities being within approximately 3/4 of a mile. Torquay sea front, town centre and deep water marina are all within 1 and 1/4 miles distance. There is easy access to the bypass connecting to Newton Abbot, Exeter and beyond. Rail links from Newton Abbot connect to London Paddington and within 25 miles is Exeter International Airport.

Council Tax band: G

Tenure: Freehold

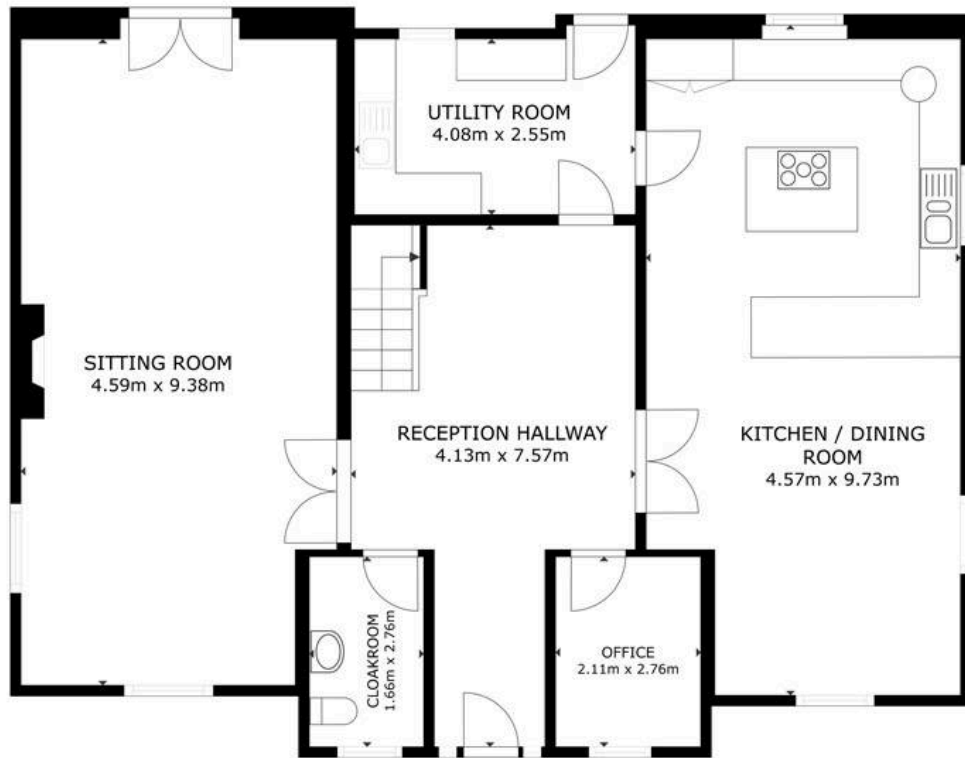
EPC Energy Efficiency Rating: C

- Stunning mock Georgian detached residence
- Downstairs WC and separate study
- Spacious sitting room with minster style fireplace
- Quality modern fitted kitchen/dining room with built in appliances and separate utility room
- Spacious reception hallway and gallery style first floor landing
- Four double bedrooms with the principal having en suite facilities and walk in wardrobe
- Jack and Jill bathroom to bedrooms 2 and 3
- Family bathroom/WC
- Well maintained level gardens to the four sides
- Double garage with double width parking

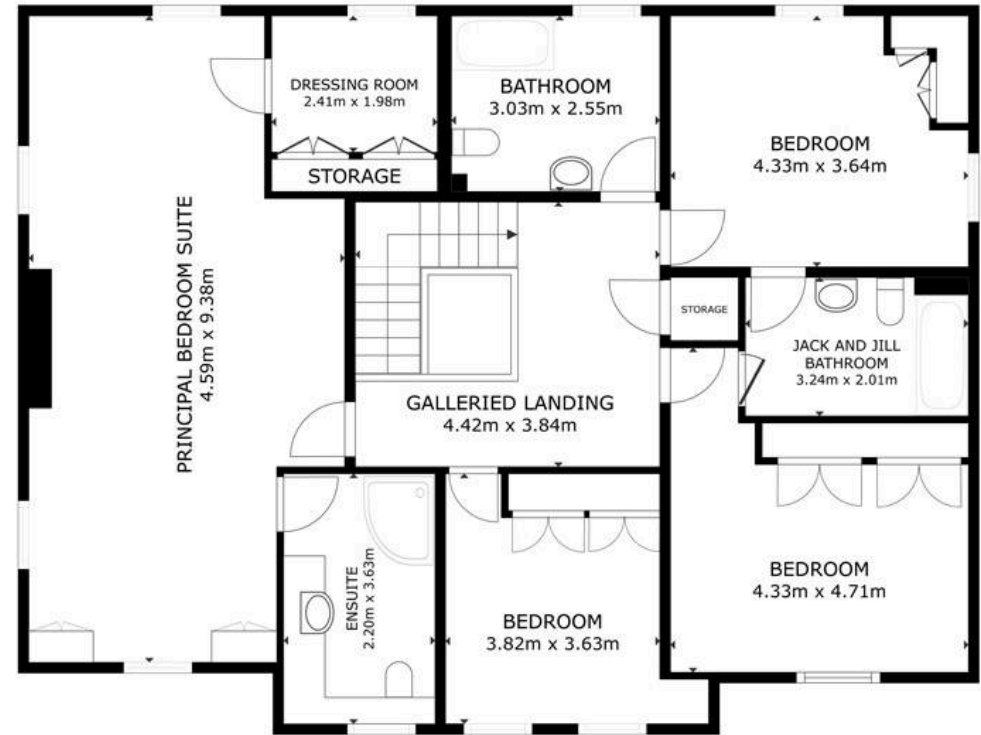








FLOOR 1



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 134.5 m<sup>2</sup> FLOOR 2 134.0 m<sup>2</sup>  
 TOTAL : 268.6 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

[movewithabsolute.co.uk/](http://movewithabsolute.co.uk/)

