





Minerva House Meadfoot Road

Torquay, Torquay

A Handsome Detached Home Moments from Meadfoot Beach

Perfectly positioned within a highly regarded area, Minerva House offers superb kerb appeal and is just a stone's throw from Meadfoot Beach and the charming village of Wellswood, with its boutique shops, cafés, and amenities.

Spanning over **1,800 sq. ft.**, the property presents a fantastic opportunity for those seeking a spacious home to update and style to their own taste, with modernisation required throughout.

A welcoming **reception hallway** with porch and downstairs WC sets the tone, leading to two generous reception rooms and a bright, separate conservatory with a good sized fitted kitchen. The accommodation is complemented by a well-proportioned **rear garden**, featuring a level patio for entertaining and a private raised lawn – perfect for relaxation and outdoor enjoyment. Upstairs, the **main bedroom** boasts its own separate WC, alongside two further bedrooms and a family bathroom/WC.

Outside, the property benefits from a large sweeping driveway, well maintained front gardens and two separate garages.



GARDEN

GARAGE

Double Garage

DRIVEWAY

4 Parking Spaces



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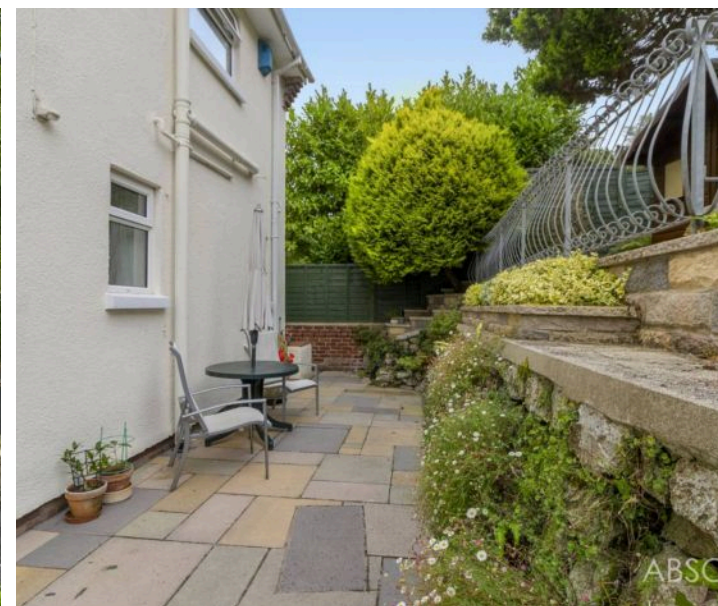
Set in one of Torquay's most desirable spots, this home enjoys an enviable position just moments from the picturesque Meadfoot Beach, a sheltered bay known for its golden sands, clear waters, and stunning coastal walks. The charming village of Wellswood is only a short stroll away, offering a vibrant mix of independent shops, cafés, restaurants, and everyday amenities. This sought-after residential area is renowned for its peace and privacy while remaining wonderfully connected – the bustling harbour and town centre are within easy reach, and the South West Coast Path offers endless opportunities for scenic walks. Excellent transport links via road and rail make exploring the wider South Devon region effortless, from the English Riviera's many beaches to the rolling hills of Dartmoor National Park.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





ABSOLUTE

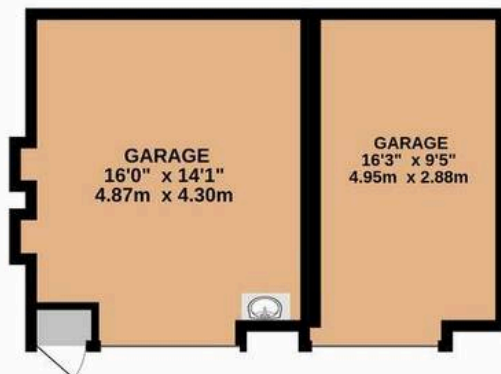


GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.

FIRST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



BASEMENT
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1842 sq.ft. (171.1 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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