



STAGS

50 Whidborne
Avenue

50 Whidborne Avenue

Torquay, TQ1 2PQ

Exeter 22 miles Totnes 10 miles Dartmouth 12 miles

- Sea Views over Lyme Bay & Tor Bay
- Beautifully Presented Inside and Out
- Well Maintained Level Gardens
- 5 Bedrooms (2 en suite)
- Kitchen/Dining Room
- Sitting Room. Formal Dining Room
- Utility
- Driveway Parking & Garage.

Guide price £775,000

SITUATION

Located on Whidborne Avenue, one of the most sought after roads in the area due to the stunning coastal views available, as well as the quiet ambience it offers, being located a short distance from Torquay's town centre and harbourside. The boutique shops, restaurants and cafes of Wellswood are close by and access to stunning coastal walks and scenery are within easy reach.

Torquay provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. The deep water marina provides excellent mooring facilities. Torbay benefits from a full range of well-respected state and independent schools including the boys and girls Grammar Schools

The picturesque coastal town of Dartmouth is nearby and the Cathedral city of Exeter is now only a short commute thanks to the newly opened South Devon Link Road. There are mainline rail links from Torquay through Newton Abbot to London Paddington.

DESCRIPTION

This beautifully presented and well maintained family home has been in the same ownership for the past 22 years. During that time the house has been substantially extended and modernised to create a spacious five bedroom home, traditionally constructed and thoughtfully laid out over two levels. The property takes in some lovely sea views over Lyme bay to the east Devon coast, and from some rooms Tor Bay also, as well as the ever changing colours of the wooded Ilsham Valley. Steps from a terrace off the sitting room lead to the attractive level garden, and to the front there is plenty of driveway parking.



A beautifully presented family home in a premier location with stunning coastal views





ACCOMMODATION

The modern composite front door has glazed panels either side helping flood the hallway with light, stairs rise to the first floor galleried landing. The kitchen/breakfast room has a comprehensive range of cream units above and below the black granite work surfaces which lead to a breakfast bar peninsular that loosely divides the room. There is an eye level oven/grill and microwave, and a ceramic hob below an extractor hood. The fridge/freezer and dishwasher are both integrated. There is room for a sizeable breakfast table, windows to two aspects look to the front of the property and allow in plenty of natural light. The generously sized sitting room is to the rear of the house and benefits from the fabulous views over the wooded slopes of the Ilsham Valley and across Lyme Bay to the East Devon coast. Glazed patio doors open the room to the terrace, and there is a stove style gas fire. Glazed doors with glazed panels either side allow you open the sitting room to the formal dining room which has plenty of space for dining furniture, coal effect gas fire and window to the front. The large utility room is accessed from the hall and leads to the garage and the rear terrace. There are plenty of storage cupboards, work surface with inset sink, space for washing and drying machines and space for a freestanding fridge/freezer.

To the first floor are five double bedrooms, bedroom 5 is currently utilised as a study. The master bedroom is of generous proportions and benefits from an en suite shower room, and along with bedroom 2 takes in the beautiful outlook across the Ilsham valley and coast of Lyme Bay. Bedroom 4 also has en suite facilities, and Bedroom 3 benefits from sea views over Tor Bay. The family bathroom is fully tiled and fitted with a modern white suite with chrome fittings, including a bath and a shower cubicle.

GARDEN & GROUNDS

Similarly to the house, the gardens are maintained and presented to a high standard. To the front there are two entrances from Whidborne Avenue on to the tarmac driveway where there is parking for several vehicles, and leads to the single garage. There is an area of lawn with shrub and flower borders. To the rear is a paved and decked terrace off the living room with space for outdoor furniture, ideal for alfresco dining and BBQs, and from where you can admire the views. Steps lead down to the level garden which is mostly laid to lawn, surrounded by borders with a profusion of shrubs and small trees. Below the terrace is a useful garden store room, adjacent to which is a further door leading to a room below the house, also used for storage.

SERVICES

Mains water, drainage, gas and electricity. Gas Central Heating.

LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel: 01803 201 201.

E-mail: fss@torbay.gov.uk.

VIEWING ARRANGEMENT

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Stags Office & the harbour proceed up Torwood Street onto Babbacombe Road and turn right at Wellswood onto Ilsham Road. Proceed down Ilsham Road and turn left onto Ilsham Marine Drive, turn right onto Thatcher Avenue and right again onto Whidborne Avenue.





These particulars are a guide only and should not be relied upon for any purpose.

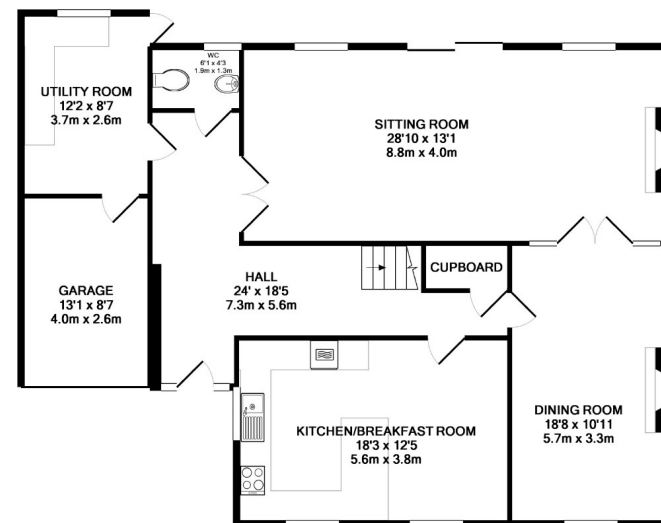
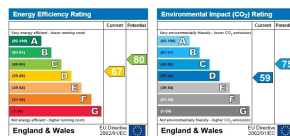


Stags

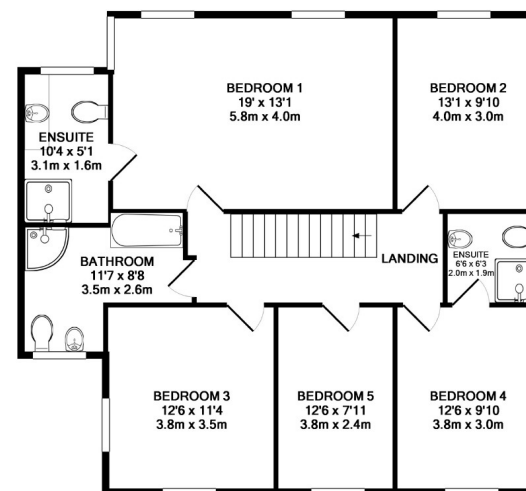
6 Vaughan Parade, Torquay, Devon, TQ2 5EG

Tel: 01803 200160

torquay@stags.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 1266 SQ.FT.
(117.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1033 SQ.FT.
(96.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2299 SQ.FT. (213.6 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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