



SUMMARY

Guide Price £280,000 – £290,000
Four-Bedroom Semi-Detached Home | Quiet Cul-de-Sac Setting | Flexible Layout for Multi-Generational Living | Generous South-Facing Rear Garden | Driveway Parking | Privately Owned Solar Panels | Close to Amenities, Schools & Transport

Visit our website for the current price:
www.danielhobbin.uk/P-RS0919/

Address: Wembury Drive, Torquay, TQ2 8DT

Property type: Semi-Detached House

Tenure: Freehold

Council tax band: B

EPC: C

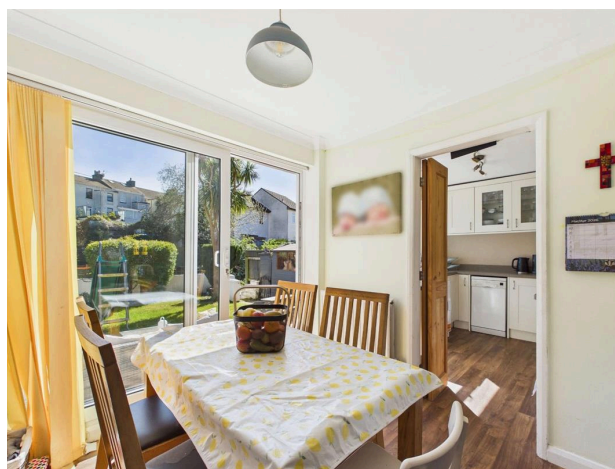
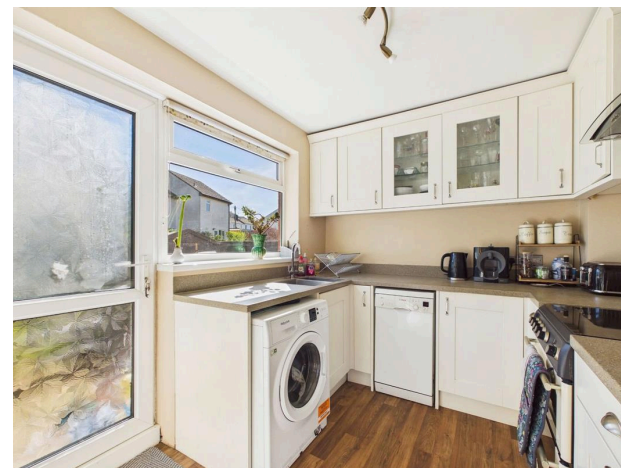
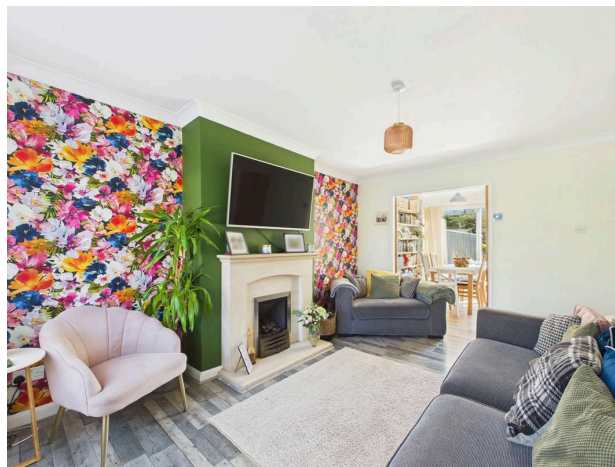
Bedrooms: 4

Bathrooms: 1

Receptions: 2

Parking: ✓

Garden: ✓



DESCRIPTION

A well-presented four-bedroom semi-detached family home, tucked away in a quiet cul-de-sac and ideally positioned close to St Marychurch's wide range of amenities. Offering flexible and thoughtfully arranged accommodation, the property includes a ground floor bedroom, making it particularly well suited to multi-generational living or those seeking adaptable family space.

To the front, the property benefits from driveway parking, while to the rear there is a generous south-facing garden designed for low-maintenance enjoyment and providing an excellent outdoor area for both relaxing and entertaining. Further enhancing the home's appeal, the full rear roof pitch is fitted with privately owned solar panels, reducing electricity costs.

The location is particularly convenient, being within easy reach of St Marychurch's shops, everyday facilities, and well-regarded primary and secondary schools, together with regular public transport links to Torquay town centre and surrounding areas. Oddicombe Beach and Babbacombe Downs, home to England's highest clifftop promenade, are both under two miles away, while Torquay Golf Club and The Willows Retail Park are also readily accessible. Overall, this is an excellent family home in a desirable setting, perfectly placed

to enjoy all that the English Riviera has to offer.

Council Tax Band: B (Torbay Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden

Electricity supply: Mains, Solar

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband: 12Mbps download, 1Mbps upload

- * Superfast broadband: 72Mbps download, 20Mbps upload

- * Ultrafast broadband: 1800Mbps download, 100Mbps upload

- Networks in the area: Openreach

The Approach: The property is set back behind a generous front driveway, providing ample off-road parking, alongside an attractive lawned garden bordered by mature flowers and shrubs. A side gate opens into a paved courtyard, from which there is access to a particularly useful lean-to, complete with light, power and plumbing for both a washing machine and tumble dryer. The main entrance is sheltered by an open-fronted

canopy and leads into a practical porch area, offering convenient space for coats and footwear.

Living Room: Entering via an internal glazed door from the porch, the living room is a well-proportioned reception space enjoying a large double-glazed window to the front aspect, allowing plenty of natural light. The room is finished with laminate flooring and features a central gas fireplace with surround, creating an attractive focal point. Further benefits include a radiator, a television point and a range of power sockets. Multi-glazed sliding doors provide access to the separate dining room, enhancing the overall flow of the accommodation.

Dining room: Situated to the rear of the property, the dining room is a separate reception area well suited to both everyday family dining and entertaining. The room continues the laminate flooring from the adjoining accommodation and is complemented by a radiator and useful side shelving. Double glazed sliding patio doors provide direct access to the rear garden, while also allowing for pleasant views of the outside space and an abundance of natural light.

Kitchen & Lean-to: The kitchen has been stylishly fitted with a range of modern matching wall and base units, complemented by quality quartz work surfaces and matching upstands. An inset one-and-a-half bowl stainless steel sink with drainer, neatly carved into the quartz surface, is positioned beneath a double-glazed window overlooking the rear garden. There is under-counter space and plumbing for both a washing machine and dishwasher, together with room for a gas cooker with an extractor hood above. Additional under-counter space is available for a fridge or freezer. A double-glazed door provides access to the rear of the property and leads through to the useful lean-to. This offers further room for large appliances and benefits from light, power and plumbing.

Ground Floor Bedroom & Cloakroom: Positioned in an inner hallway at the centre of the ground floor, this part of the accommodation also benefits from built-in understairs storage and a staircase rising to the first floor. The ground floor bedroom is a comfortable double room enjoying a front aspect via

a double glazed window, and is fitted with carpet, a radiator and power points. Offering excellent flexibility, this room could equally serve as a playroom or guest bedroom, making it particularly well suited to growing families or multi-generational living. Also accessed from the hallway, the cloakroom is fitted with a low-level WC. It benefits from vinyl flooring, an extractor fan, and a cupboard housing the boiler.

First Floor Bedrooms & Bathroom: The first floor landing is naturally lit by an obscured double glazed side window and provides access to the loft. Bedroom one is a generous principal bedroom to the front, with a large double-glazed window, built-in wardrobes with sliding doors, shelving, fitted carpet, radiator and power points. Bedroom two overlooks the rear and includes fitted carpet, a built-in wardrobe with sliding mirrored doors, a TV point and power points. Bedroom three is also a comfortable room, positioned to the front, with fitted carpet, a double glazed window, radiator and power points. The family bathroom is equipped with tiled

walls and flooring, and comprises a panelled bath with rain shower over, a vanity unit incorporating a wash basin, concealed cistern WC and storage. Additional features include a heated towel rail, an airing cupboard housing the hot water tank, and an obscured glazed side window.

A Garden to Enjoy: The south-facing rear garden offers a delightful outdoor setting, designed to make the most of its sunny aspect while enjoying a high level of privacy, enclosed by a combination of timber fencing, walling and mature hedging. Thoughtfully landscaped, the garden features a paved patio and a neatly lawned area, providing an ideal space for both outdoor dining and everyday relaxation. Steps and a gate lead down to an additional section of the garden, arranged with paved and decked areas for ease of upkeep and enjoying an attractive outlook over a nearby stream. This lower area also includes a timber shed/store and access to the useful side lean-to. This is fitted with light, power and plumbing for a washing machine.



Ground floor



Floor 1



Approximate total area^m

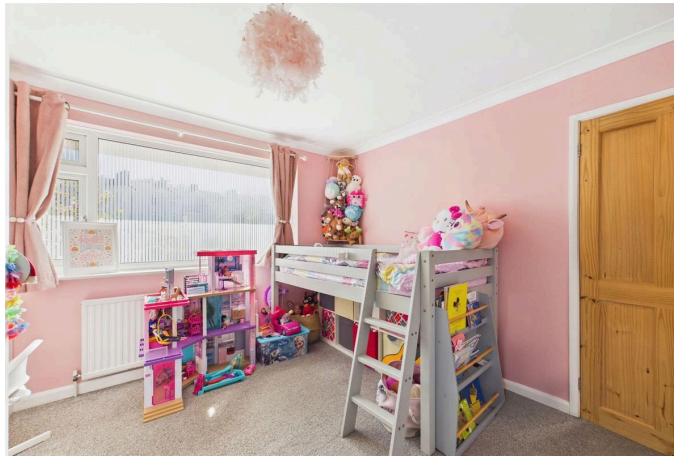
93 m²

1001 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360







DANIEL HOBBIN
Estate Agents

01803 921 456 | info@danielhobbin.uk | www.danielhobbin.uk

Company Registration Number: 13729245

Daniel Hobbin Estate Agents Ltd. Registered in England and Wales.

VAT Number: 454 3322 11 – **The Property Redress Scheme:** PRS030100 – **Client Money Protect:**

CMP009926 – **Data Protection Registration Number:** ZB269618

Registered Office: 37 Torwood Street, Torquay, TQ1 1ED

Important Notice. These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Daniel Hobbin Estate Agents Limited. Where every attempt has been made to ensure the accuracy of the floorplan contained here, any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Hobbin Estate Agents Limited have not tested any services, equipment or facilities. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.