



## SUMMARY

Spacious 2-Bed Semi-Detached Bungalow ||  
Generous Plot with Landscaped Rear Garden ||  
Driveway Parking for 3-4 Vehicles || Sought-After  
Location near Cockington Village || Useful Loft Room  
Currently Used as a Bedroom || Modern Kitchen  
Overlooking the Garden || Summer House with  
Power & Lighting

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**Address:** Highland Road, Torquay, TQ2 6NQ

**Property type:** Semi-Detached Bungalow

**Tenure:** Freehold

**Council tax band:** C

**EPC:** D

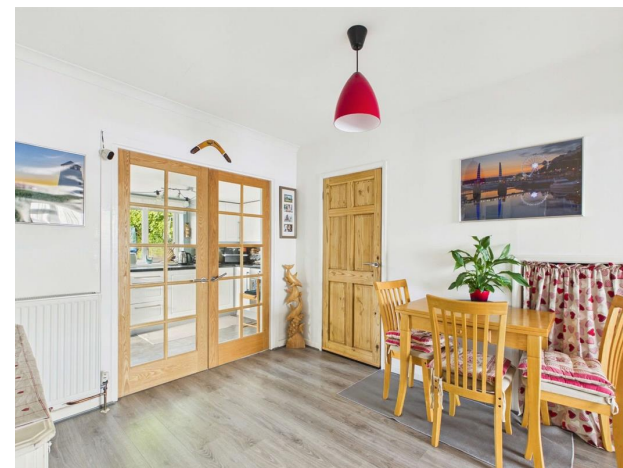
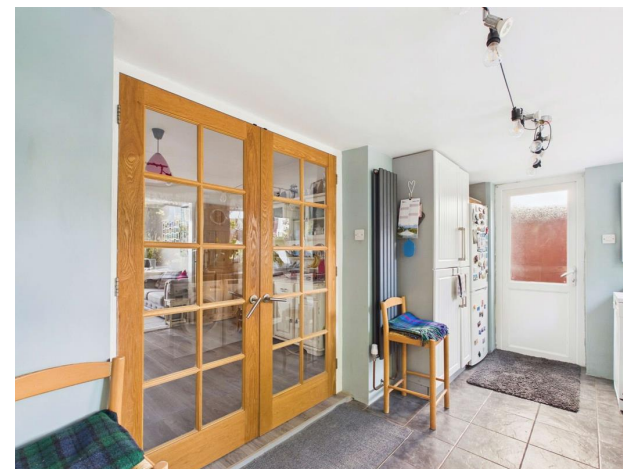
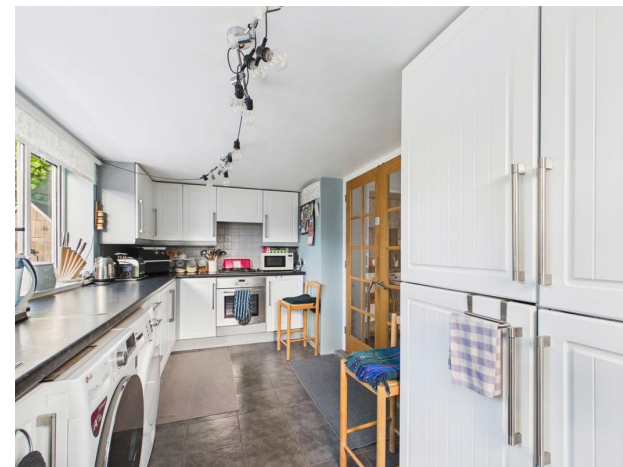
**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 3

**Parking:** ✓

**Garden:** ✓



## DESCRIPTION

A spacious and beautifully positioned two-bedroom bungalow with an additional loft bedroom, wonderful garden and versatile garden studio, within walking distance of picturesque Cockington.

Set on a generous plot in a sought-after residential location bordering Chelston, Shiphay and Cockington, this deceptively spacious semi-detached bungalow offers a wonderful combination of comfortable living, generous outdoor space and flexible accommodation, including two ground-floor bedrooms plus an additional loft bedroom.

A major attraction of the location is its proximity to the beautiful Cockington Country Park. The historic village, with its thatched cottages, country park, woodland and scenic walking trails, is within walking distance, providing a wonderful escape into the countryside without getting into a car.

The property enjoys an attractive approach, with a neatly arranged front garden and substantial block-paved driveway providing off-road parking for approximately three to four vehicles.

To the rear lies a particularly generous and

beautifully established garden, predominantly laid to lawn with a central pathway, mature trees, shrubs and well-stocked borders. Different areas within the garden provide lovely places to relax, entertain or simply enjoy the peaceful surroundings, while the established planting creates an attractive setting and a good degree of privacy.

A standout feature is the purpose-built cabin-style garden studio, complete with power, lighting and its own decked veranda. This charming and versatile space is ideal as a home office, creative or music studio, hobby room or simply a peaceful garden retreat, providing a fantastic dedicated space away from the main house.

Additional garden storage is provided by a separate outbuilding with lighting and a timber garden shed, while a small array of solar panels is positioned on the kitchen roof.

With its additional loft bedroom, generous plot, superb garden studio, excellent parking and fantastic location within walking distance of Cockington, this is a distinctive and versatile home offering

considerably more than first meets the eye.

Council Tax Band: C (Torbay Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Front Garden, Rear Garden

Electricity supply: Mains, Solar

Heating: Gas Mains, Woodburner

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTP

Broadband options available at the property include:

- \* Standard broadband (12Mbps download, 1Mbps upload)

- \* Superfast broadband (not available)

- \* Ultrafast broadband (1800Mbps download, 220Mbps upload)

- Networks in area - Openreach, Virgin Media

**The Approach:** The property is approached via the driveway, with the main entrance positioned to the side. A UPVC double-glazed entrance door opens into a useful porch, which in turn provides access to the L-shaped entrance hallway.

**Living Room & Dining Room:** An internal door from the entrance hallway opens into a generous open-plan dining and living space. The dining area sits conveniently adjacent to the kitchen and offers ample room for a family dining table and additional furniture, making it well-suited to both everyday use and entertaining. A wide open doorway leads through to the living area, where a large double-glazed window to the front allows plenty of natural light to flow through both spaces. The main focal point is an attractive cast-iron Morsø log-burning stove, recessed within the chimney breast and set on a dark slate-style hearth beneath a rustic timber mantel. Built-in media shelving is positioned either side of the chimney breast, adding both character and practical storage.

**Kitchen:** A pair of glazed timber doors from the dining area open into a bright, modern kitchen, where two sets of double-glazed windows overlook the rear garden and provide an excellent

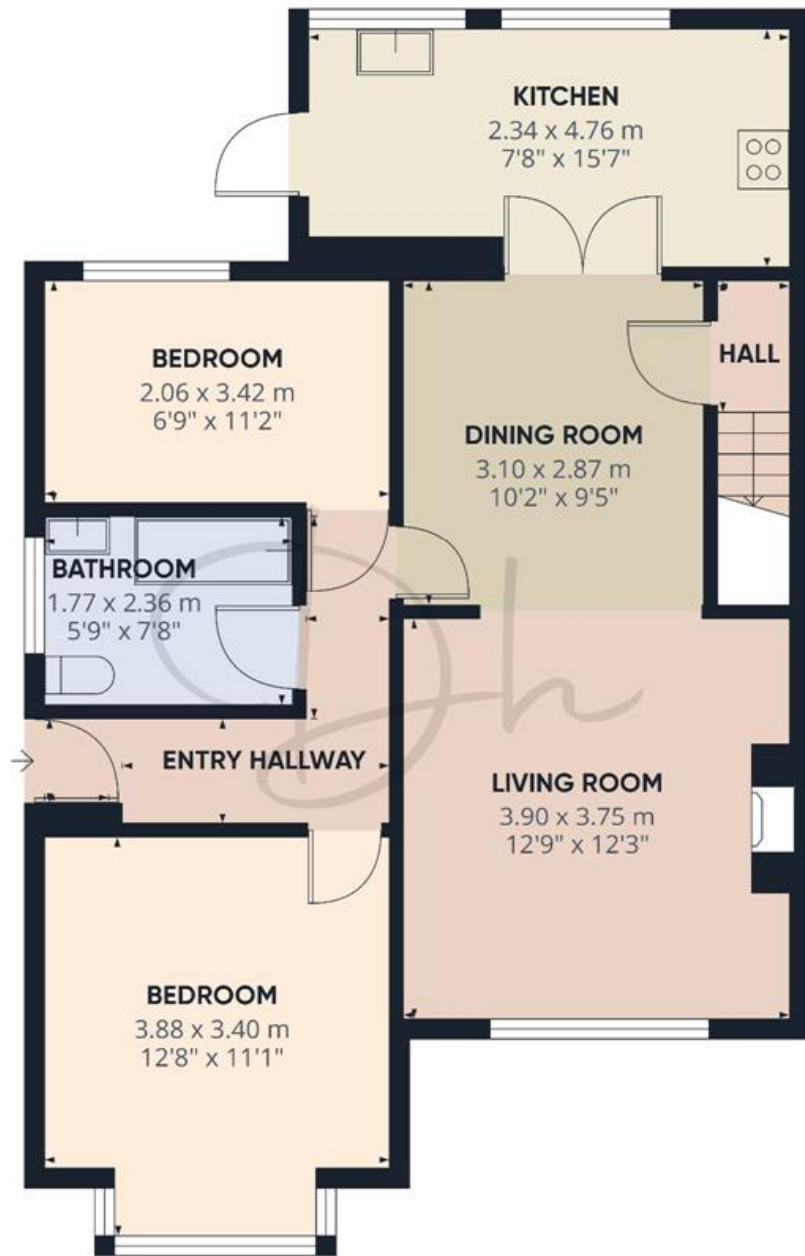
level of natural light. A further double-glazed door gives direct access outside. The kitchen is fitted with a range of white shaker-style wall and base units with tongue-and-groove detailing, complemented by roll-edge work surfaces and tiled splashbacks. Integrated appliances include an oven with inset gas hob and extractor hood above, while a stainless steel sink and drainer is positioned beneath one of the windows. There is space and plumbing beneath the work surfaces for a dishwasher, washing machine and tumble dryer, together with a freestanding space for a fridge/freezer. The room is finished with tiled flooring and an anthracite grey vertical radiator, adding a contemporary touch.

#### **Ground Floor Bedrooms & Bathroom:**

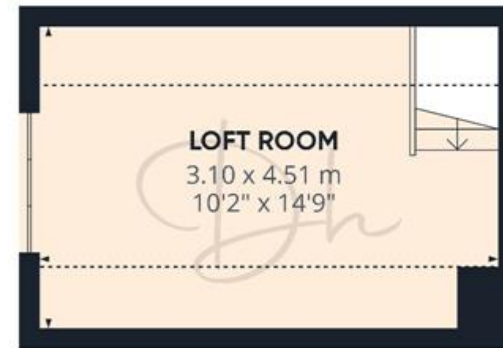
The ground floor provides two bedrooms, with the principal bedroom positioned at the front of the property. This generously proportioned double room features a double-glazed walk-in box bay window, allowing plenty of natural light, with a

radiator positioned beneath. The second bedroom is situated at the rear and is also suitable as a double, with a double-glazed window overlooking the garden. Serving the ground-floor accommodation is a modern three-piece bathroom comprising a panelled bath with mains-fed shower over and tiled surround, a pedestal wash basin and a low-level WC. An obscured double-glazed window provides natural light, while a wall-mounted heated towel rail completes the room.

**Loft Room:** An internal door from the dining room opens into an inner hallway, where stairs rise to a useful loft room. Currently utilised as a double bedroom, the space benefits from a large double-glazed skylight window, a radiator and a built-in wardrobe cleverly incorporated into the eaves. We understand that the loft conversion was carried out prior to the current vendors' ownership, before 2014, and an indemnity policy is in place.



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

85 m<sup>2</sup>

915 ft<sup>2</sup>

Reduced headroom

4.1 m<sup>2</sup>

44 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

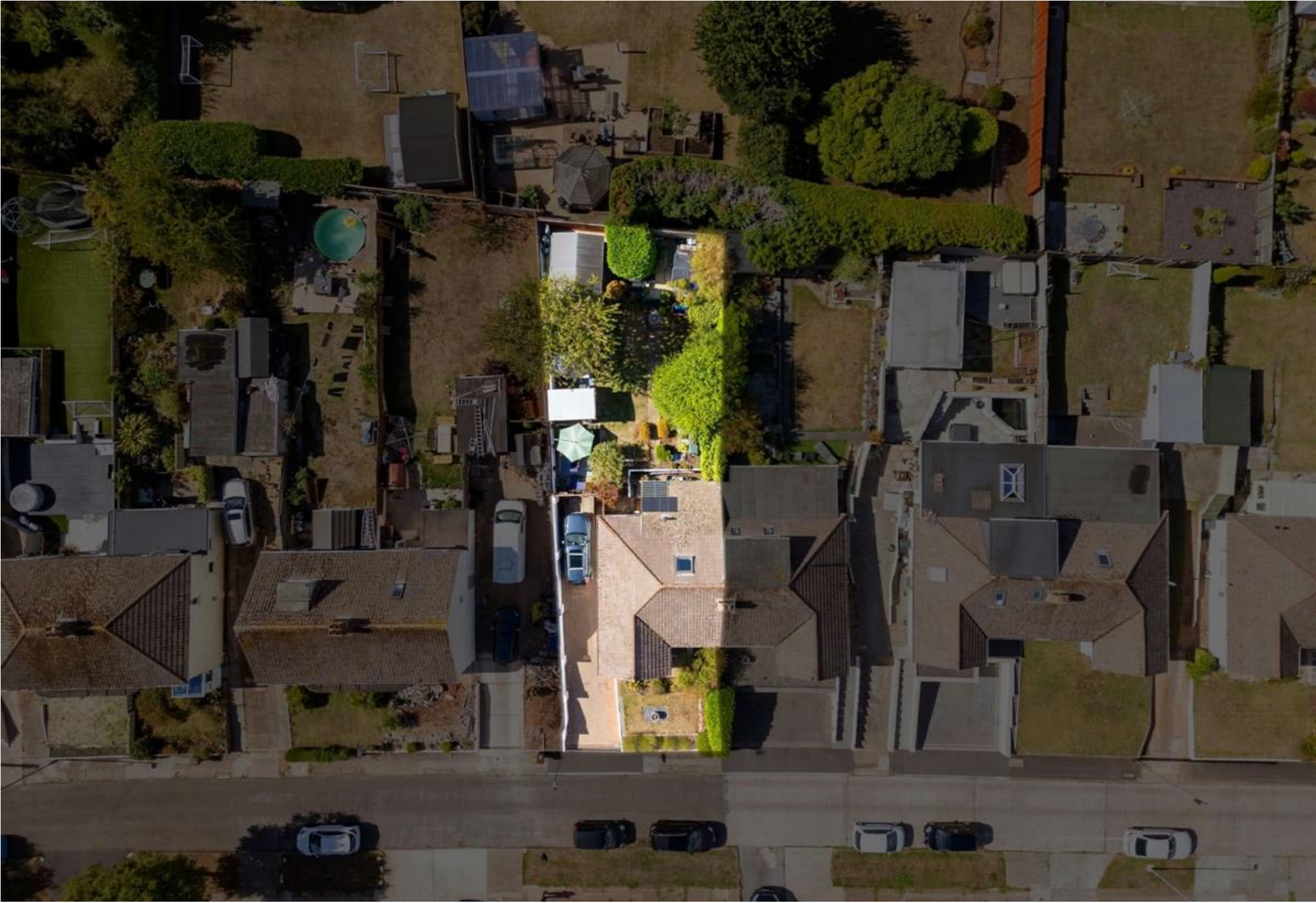
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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