



SUMMARY

Deceptively Spacious 3-Bedroom Home ||
Landscaped Private Rear Garden || Substantial
Driveway & Garage || Open-Plan Living & Dining
Room || 3 Generous Double Bedrooms || Modern
Fitted Kitchen || Luxury 4-Piece Family Bathroom ||
Convenient for St Marychurch

Visit our website for the current price:
www.danielhobbin.uk/P-RS1086/

Address: Teignmouth Road, Torquay, TQ1 4SL

Property type: Detached Bungalow

Tenure: Freehold

Council tax band: B

EPC: C

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Parking: ✓

Garden: ✓



DESCRIPTION

This deceptively spacious three-bedroom dormer bungalow occupies a pleasant position between Maidencombe and Torquay, opposite the open surroundings of King George Grounds and Torquay Golf Course. The property is conveniently placed for the amenities of nearby St Marychurch, while also providing easy access to countryside walks and the attractive South Devon coastline.

Arranged over two floors, the property offers flexible and generously proportioned accommodation that could suit a variety of purchasers, including families, those working from home or buyers seeking additional living space within a peaceful yet well-connected setting. To the front, a substantial driveway provides off-road parking for several vehicles and leads to a garage equipped with power and lighting.

A particular feature of the property is the landscaped rear garden, which enjoys an excellent degree of privacy and has been thoughtfully arranged over several

levels. Areas of lawn are complemented by mature planting and generous gravelled seating and entertaining spaces, creating an appealing setting for outdoor living.

St Marychurch provides a good selection of everyday amenities and is also home to Torquay Golf Club, while nearby Babbacombe offers further leisure facilities including its theatre, hotels, restaurants, clifftop promenade and the historic funicular railway leading down to the beach.

Council Tax Band: B (Torbay Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Broadband options available at the property include:

* Standard broadband (9Mbps download, 0.9Mbps upload)

* Superfast broadband (44Mbps

download, 8Mbps upload)

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

- Networks in area - Openreach, Virgin Media

The Approach: A substantial driveway to the front provides ample off-road parking and leads to a composite double-glazed entrance door with an adjoining front-aspect double-glazed window. The door opens into a welcoming reception hall, where a useful storage cupboard provides practical everyday space. Positioned conveniently off the entrance hall is a cloakroom fitted with a vanity unit incorporating a tiled countertop and splashback, inset wash basin and storage beneath, together with a low-level WC and heated towel rail. An obscure double-glazed window to the side provides natural light and privacy. The hallway continues through the property with doors leading to the principal accommodation, complemented by a contemporary vertical radiator.

Kitchen: A modern fitted kitchen comprising a range of dove grey high-gloss wall and base units with square-edged work surfaces and tiled splashbacks. Integrated appliances include an inset induction hob with extractor hood above and an eye-level double oven incorporating a combination microwave oven. There is provision for an integrated dishwasher, together with space for an American-style fridge/freezer. Beneath twin double-glazed windows sits a one-and-a-half-bowl stainless steel sink unit, while recessed spotlights provide additional illumination. The wall-mounted gas boiler is also located in the kitchen.

Heart of the Home: At the heart of the property is a spacious open-plan living and dining room, creating a generous and versatile setting for both everyday living and entertaining. Two double-glazed windows to the side provide natural light, while a staircase rises to the first-floor accommodation and an opening leads through to the rear conservatory. The conservatory provides a bright and adaptable additional reception space with views across the rear garden. Double-glazed windows

and a door provide direct access outside, while further practical features include a radiator and plumbing for a washing machine.

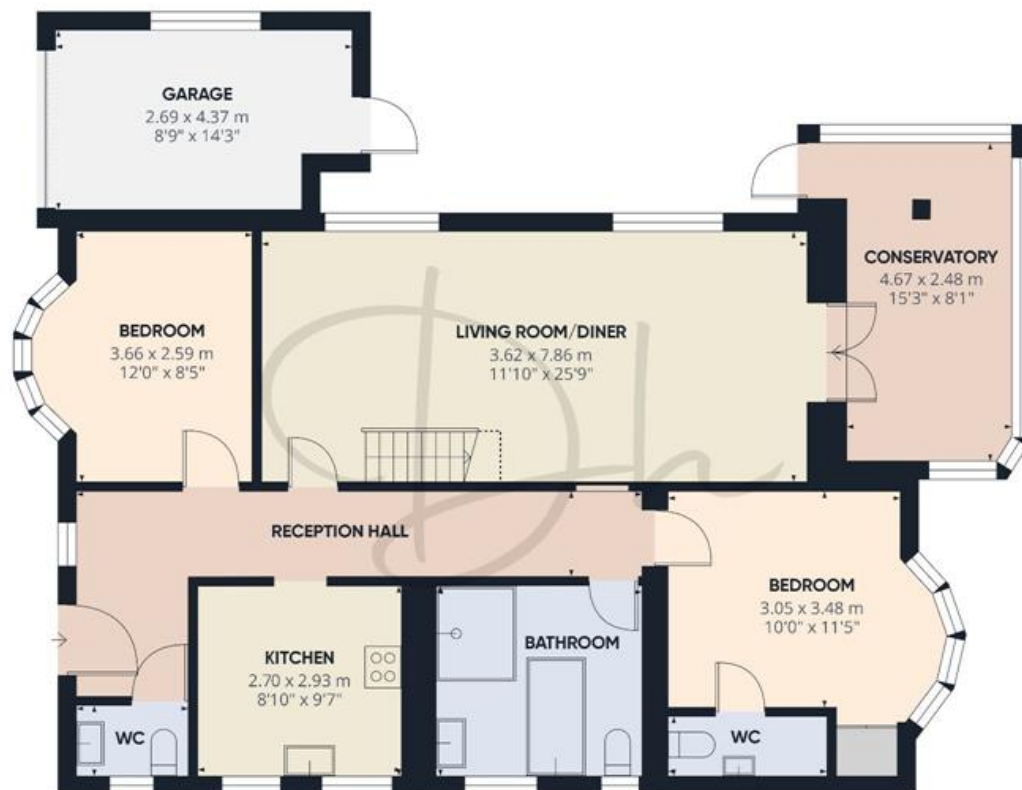
Ground Floor Bedrooms & Bathroom:

The ground floor provides two well-proportioned double bedrooms. The first is positioned to the rear and features a walk-in bay window overlooking the beautifully landscaped garden, together with a built-in wardrobe and the additional benefit of a private cloakroom and vanity area. The second double bedroom is situated at the front of the property and also enjoys a walk-in bay window, creating a bright and spacious feel. Serving the ground floor is a luxurious four-piece bathroom comprising a freestanding bath with central mixer tap and handheld shower attachment, a generous walk-in double shower with mains-fed shower, a large wall-mounted wash basin and low-level WC. The room is finished with tiled walls and flooring, two wall-mounted heated towel rails and two obscure double-glazed windows providing natural light and privacy.

First Floor Accommodation: A staircase

from the living room rises to a generous and highly versatile adjoining area, well suited for use as a dressing room, home office, nursery or occasional additional sleeping space. This area features a double-glazed dormer window, useful built-in cupboards and access to eaves storage. A door leads through to the spacious double bedroom, which benefits from extensive fitted storage including pull-out wardrobes, shoe and coat cupboards and additional built-in drawer units. Double-glazed Velux windows provide natural light, while a radiator completes the room.

A Garden Beyond Expectation: The beautifully established rear garden is a particular feature of the property, offering an excellent degree of privacy and a thoughtfully landscaped setting for outdoor living and entertaining. Generous gravelled areas provide ample space for seating and dining, complemented by neatly maintained lawns, mature trees, established shrubs and colourful planting. The garden is arranged into distinct areas, creating a varied and attractive outdoor environment with plenty of space to relax and enjoy the surroundings.



Ground floor



Floor 1



Approximate total area⁽¹⁾

145.5 m²

1567 ft²

Reduced headroom

12.3 m²

133 ft²

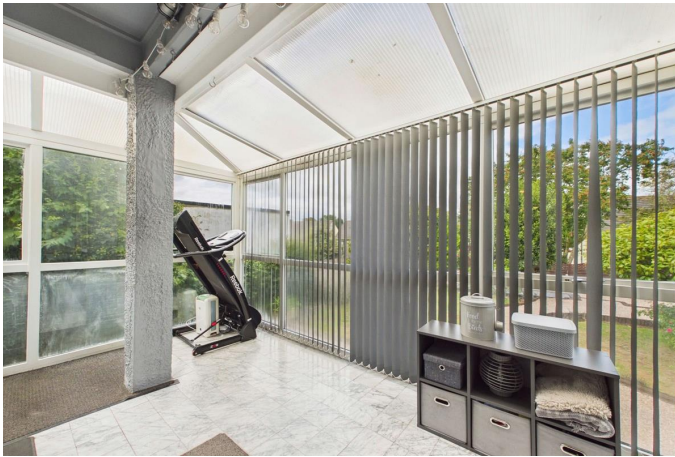
(1) Excluding balconies and terraces

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.

GIRAFFE360













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