



SUMMARY

Exceptional 4 Bedroom Townhouse || Immaculately Presented Throughout || 4 Double Bedrooms Across 3 Floors || Stylish Kitchen & Dining Room || Spacious First Floor Living Room || Low-Maintenance Landscaped Rear Garden || Driveway for 2 Cars, Garage & EV Charger || Desirable Cul-de-Sac Location

Visit our website for the current price:
www.danielhobbin.uk/P-RS1136/

Address: Higher Audley Avenue, Torquay, TQ2 7PF

Property type: Town House

Tenure: Freehold

Council tax band: C

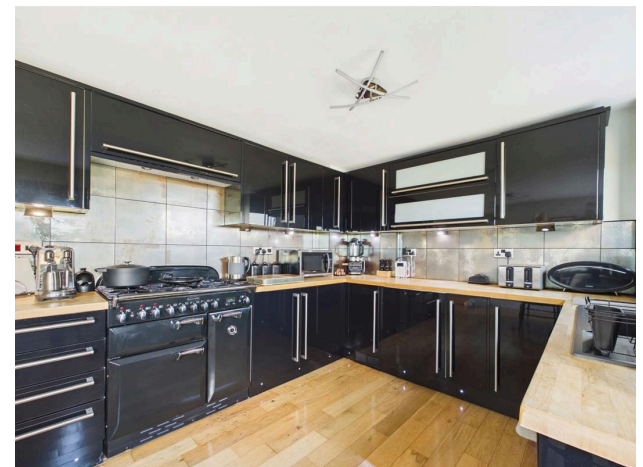
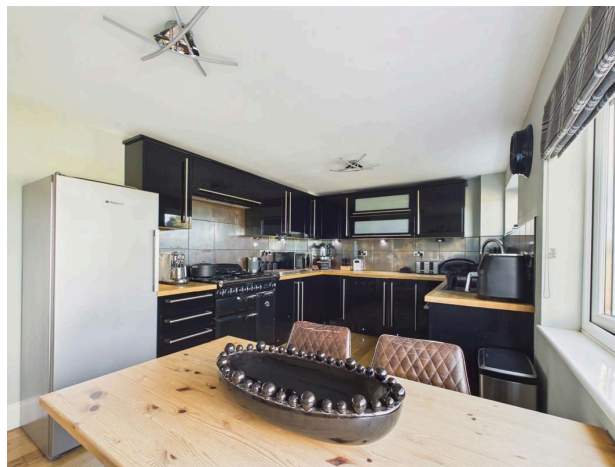
Bedrooms: 4

Bathrooms: 2

Receptions: 1

Parking: ✓

Garden: ✓



Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.



After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.



Open your camera & scan

DESCRIPTION

An exceptionally well-presented four-bedroom townhouse offering spacious and versatile accommodation arranged across three floors, situated within a desirable cul-de-sac and enjoying a pleasant outlook to the rear over Windmill Hill playing fields.

To the front, the property benefits from driveway parking for two vehicles together with an EV charging point and access to an integral garage. The garage is currently arranged as a highly versatile additional space, incorporating utility facilities alongside a leisure area complete with a built-in bar and darts area.

The ground floor provides excellent flexibility and includes a generous double bedroom with direct access to the rear garden, a modern shower room and internal access to the garage.

The main living accommodation occupies the first floor, comprising a comfortable living room with a well-proportioned kitchen and dining room, creating an ideal space for both everyday living and entertaining.

On the second floor are three further double bedrooms and a contemporary shower

room, completing an impressive layout particularly well suited to families or those requiring adaptable accommodation.

The property is positioned within a popular residential area, conveniently located for Torquay Academy, Torquay's Grammar Schools and Torbay Hospital. The nearby ring road provides easy access to Newton Abbot and Exeter. Torquay town centre lies approximately two and a half miles away, offering a wide range of shops, amenities and leisure facilities.

An internal viewing is highly recommended to fully appreciate the generous proportions, excellent presentation and attractive position this property has to offer.

Council Tax Band: C (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 (14Mbps download,

1Mbps upload)

* Superfast broadband (40Mbps download, 6Mbps upload)

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

- Networks in area - Openreach, Virgin Media

Entrance & Garage: The property is approached via an attractive frontage, with a modern composite entrance door and obscure double-glazed side panel opening onto an internal porch. From here, a glazed oak door leads through to a spacious entrance hallway, which immediately reflects the contemporary finish found throughout the home. The hallway is generously proportioned and features plush carpeting, an anthracite grey vertical radiator and oak internal doors providing access to the ground-floor bedroom, shower room and integral garage. The integral garage is a good size and has been adapted to provide useful additional functionality, including plumbing and space for a washing machine together with a dry bar area incorporating an under-counter drinks fridge and cooler.

Ground Floor Bedroom & Shower Room:

The ground floor bedroom is a generously proportioned double room, presented in a modern style and featuring a contemporary anthracite grey vertical radiator, built-in wardrobe space and double-glazed windows. Double-glazed patio doors provide direct access to the rear garden, allowing plenty of natural light into the room. Serving this level is a modern shower room fitted with a corner shower enclosure with tiled surround and electric shower, a low-level WC and wall-mounted heated towel rail. The room is finished with part-tiled walls and fully tiled flooring.

A Garden to Enjoy: The rear garden has been thoughtfully arranged to provide an attractive, low-maintenance outdoor space with distinct areas for relaxing and entertaining. Immediately adjoining the property is a paved patio, offering an ideal setting for outdoor seating and dining. Steps lead up to a raised garden area laid to artificial grass, creating a practical and easy-to-maintain space for year-round use. The garden is enclosed by timber fencing and softened by established planting, while

its position backing onto Windmill Hill playing fields provides a particularly pleasant and open outlook. The combination of paved and lawned-style areas makes the garden both versatile and highly usable, with direct access from the ground-floor bedroom adding further convenience.

Heart of the Home: Rising to the first floor, the principal living accommodation is spacious and tastefully presented. The living room provides generous proportions with ample flexibility for a variety of furniture arrangements, while a contemporary gas-fired stove creates an attractive focal point. Floor-to-ceiling double-glazed windows allow natural light to fill the room. A glazed oak door leads through to the stylish kitchen and dining room, where there is plenty of space for a family dining table. From here, the property enjoys an appealing outlook across Windmill Hill, with far-reaching views of Dartmoor in the distance. The contemporary kitchen is fitted with high-gloss black wall and base units, complemented by contrasting light-toned work surfaces and tiled splashbacks. Undercounter and plinth

lighting enhance the modern finish, while fittings include a composite sink and drainer, integrated dishwasher and integrated under-counter fridge, together with space for a range-style cooker.

Top Floor Bedrooms & Shower Room:

The top floor opens onto a beautifully presented landing providing access to three bedrooms and a shower room. The landing also benefits from a useful built-in storage cupboard with shelving and a contemporary anthracite grey vertical radiator. All three bedrooms are comfortable doubles, with both the principal bedroom and the second bedroom featuring built-in wardrobes to provide excellent storage. Completing this level is a modern three-piece shower room comprising a generous double shower enclosure with tiled surround and mains-fed shower, a wall-mounted wash basin with illuminated mirrored cabinet above, and a low-level WC. A wall-mounted heated towel rail, tiled walls and flooring, and an obscure double-glazed window complete the contemporary finish.



Ground floor



Floor 1



Floor 2



Approximate total area^m

125 m²

1345 ft²

Reduced headroom

0.4 m²

4 ft²

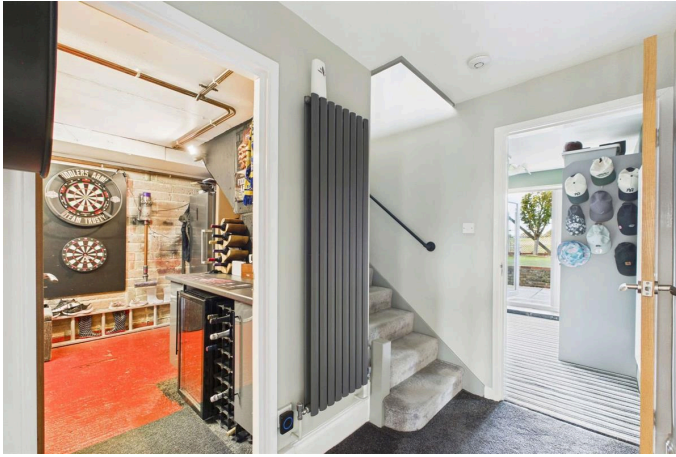
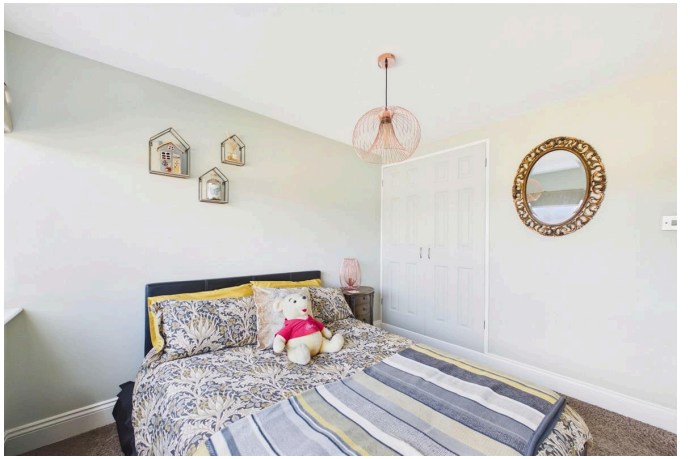
(1) Excluding balconies and terraces

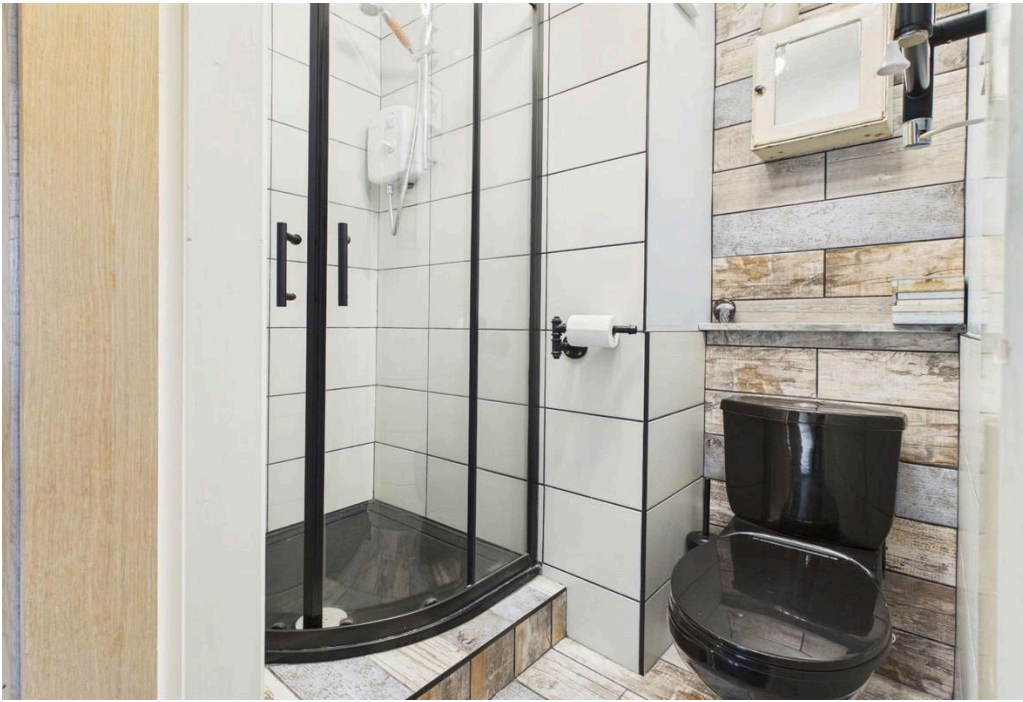
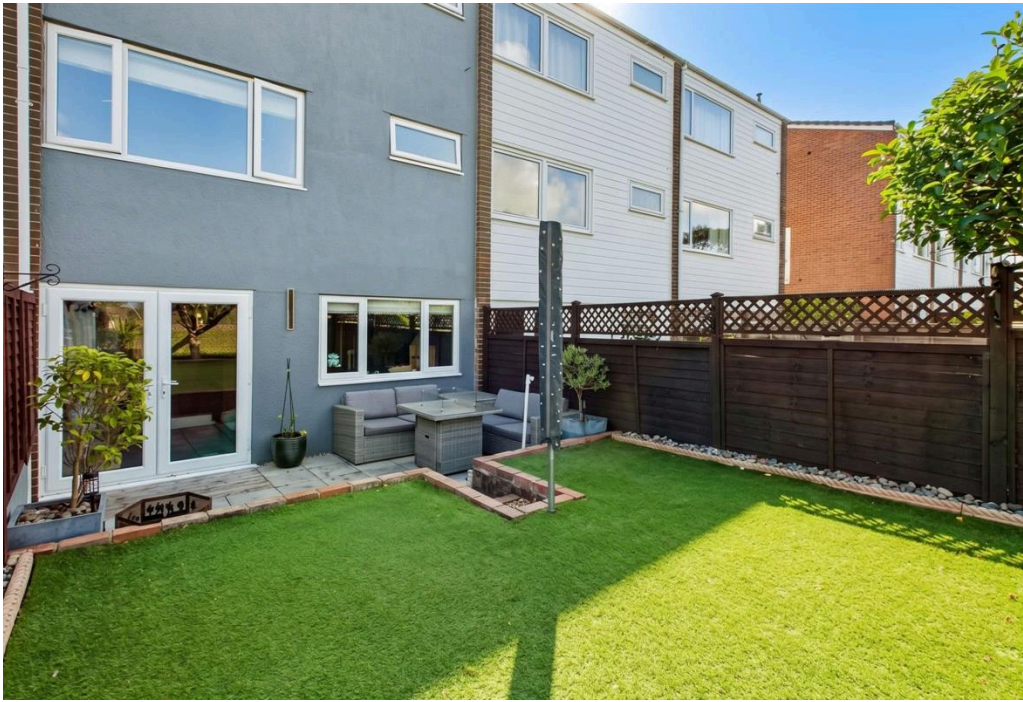
Reduced headroom

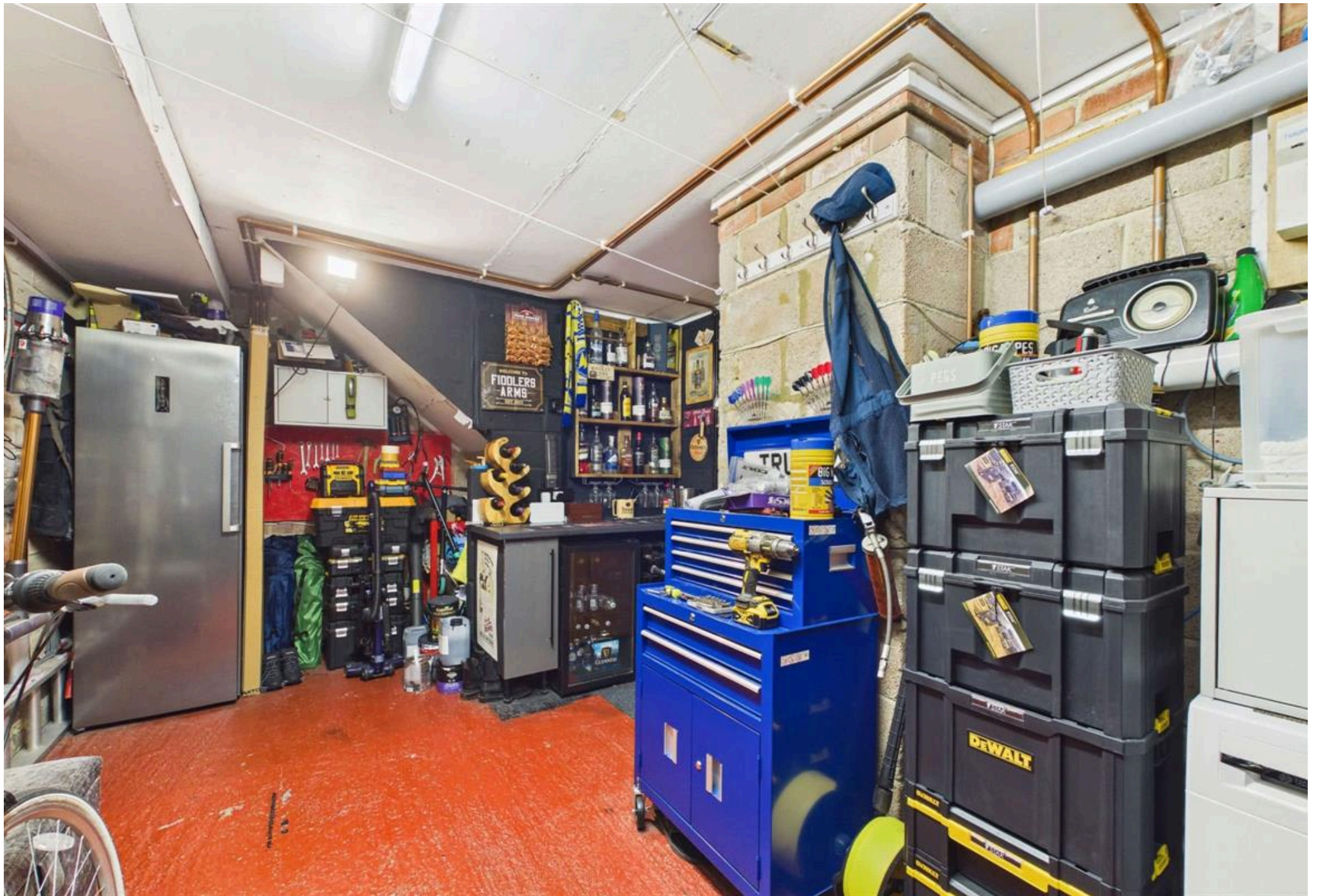
Below 1,5 m/5 ft

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

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