



Sunbury Hill, Torquay

Ref: WTW-47260620

Tenure: Freehold

01803 390000

Offers in Excess of £385,000

woodshomes.co.uk

WOODS
BRYCE BAKER



- **Period Family Home**
- **Elevated Position**
- **Spacious Accommodation Throughout**
- **Two Reception Rooms**
- **Four Bedrooms**
- **Private, Low Maintenance Gardens**
- **Convenient Central Location**
- **Fitted Kitchen**
- **Lots of Character Features**
- **Unrestricted On Street Parking**

A superb and spacious period four-bedroom family home, situated in an elevated position, in a tucked away spot, with beautiful, low maintenance gardens only moments from the town centre.

This superb family home boasts a wealth of character and charm, from the solid wood doors to the original coving. The current owners have enjoyed this spacious home for over 45 years, to whom it is a credit. They have enjoyed raising their family in this beautiful property, with well maintained and private gardens, whilst being close to the town centre and all that the bay has to offer.

The property is approached through a an original Victorian door into the entrance porch, providing a useful space for coats and shoes. A further door leads into the entrance hallway. The entrance hall is a good size with stairs to the first floor, with the original banister and balustrade, doors to the principal rooms, French doors onto the garden, and a useful under stairs study area. The living room is spacious and boasts original sash windows, high ceilings, original coving, and a feature fireplace, there is a large opening into the dining room, creating a wonderful space to entertain.

The dining room is another well proportioned room, again offering high ceilings, coving and a sash window to the rear aspect. The kitchen is another generous room with space for a breakfast table and has a matching range of wall and base level units, with space for appliances including a range cooker. A door from here leads to the side aspect.



Our View "Fantastic period home, moments from the town centre"



Stairs lead to the first floor with a split level landing, with glazed window and hatch to loft space. There are four wonderful bedrooms, each are of a good size and a family bathroom with low level WC, pedestal wash hand basin and panelled bath with shower over. The owners have advised us that the loft has good head height, and subject to the necessary planning permissions and consents, could create additional accommodation.

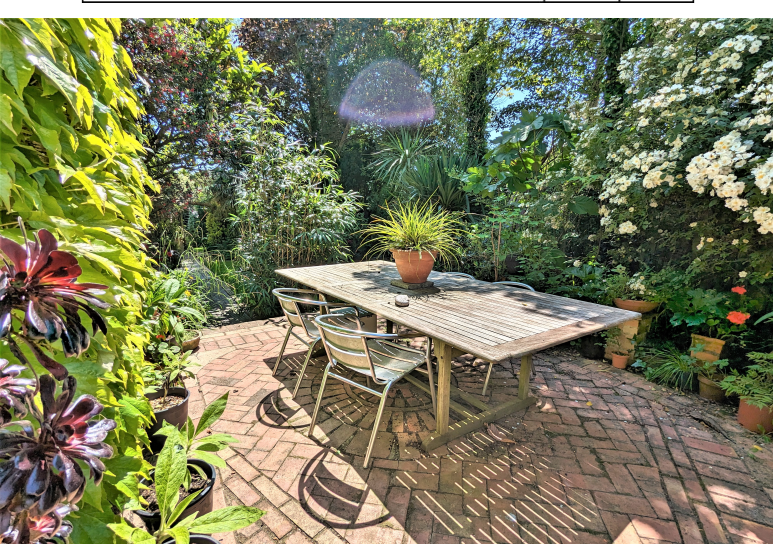
The garden is a real pleasure, and again is credit to the current vendors, who over the years have designed and planted beautiful low maintenance areas, creating interesting spaces to enjoy, eat, entertain and relax. Being designed over three levels it is a delight to explore this wonderful space. The main area of garden is laid to lawns, which are surrounded by mature sub-tropical plants, shrubs and palms. It enjoys a decked seating area, which can be accessed from the French doors of the house. The next area is the middle terrace, which faces Southwest and provides a wonderful space for sun loungers. Continuing the Mediterranean theme with a mix of exotic plants and there is a barbecue area. The views from this area are superb and take in the local tree lined park. The top level is approached through a stone archway and is privately tucked away, there is a useful workshop/ hobby shed with water and power connected. The views from the top terrace are as wonderful as those on the previous terrace, and there is an ornamental pond with a water fall feature, making this a really tranquil area to enjoy the garden.

Due to the location being tucked away, the property benefits from good unrestricted on street parking

Council Tax Band D for the period 01/04/2023 to 31/03/24 financial year is £2,132.74

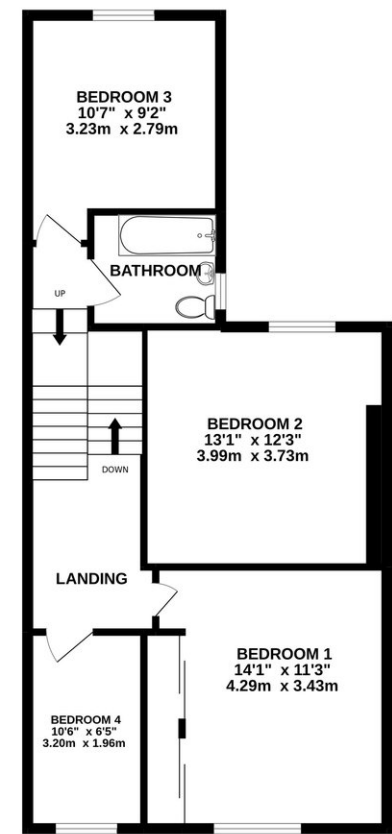
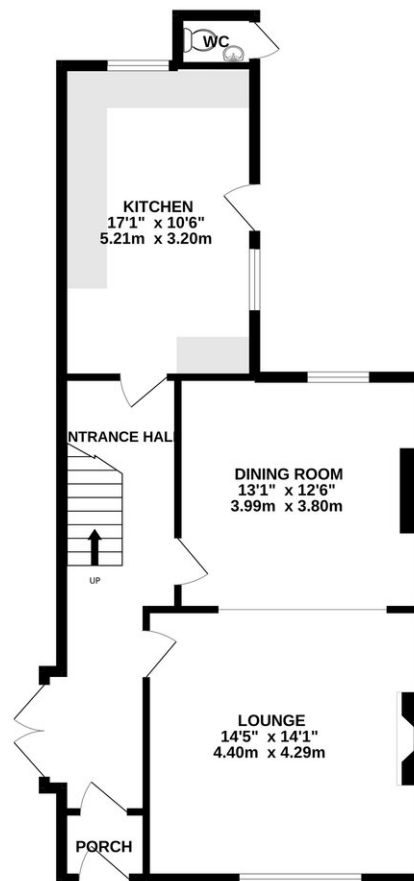


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.

1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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