





Tangletrees Ilsham Marine Drive

Torquay

- Substantial detached waterside residence
- Approximately 100 metres from Meadfoot Beach
- Exceptional views across the beach and coastline
- Four double bedrooms and two en-suites
- Four spacious and versatile reception areas
- Large roof terrace and extensive sun terraces
- Former indoor swimming pool beneath the games room floor
- Large landscaped gardens private woodland and impressive summer house
- Long sweeping driveway and exceptionally large garage
- Significant further potential subject to permissions



GARDEN

ROOF TERRACE

DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

2 Parking Spaces



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The property occupies an outstanding waterside position within approximately 100 metres of Meadfoot Beach one of Torquays most highly regarded coastal settings. The beach, sea and South West Coast Path are almost immediately accessible providing scenic walks towards Daddyhole Plain, Ilsham, Wellwood, Torquay Harbour and the surrounding coastline. Nearby woodland paths and coastal routes offer an exceptional environment for walking, swimming and enjoying the outdoors.

Wellwood village is within easy reach and provides a good selection of independent shops, cafés, restaurants, a pub, delicatessen, pharmacy and everyday amenities. Torquay Harbour and the harbourside are also nearby offering a wider choice of restaurants, bars and leisure facilities. The area is well placed for a number of respected schools, including Ilsham Church of England Academy, Torquay Boys' Grammar School and Torquay Girls' Grammar School. Road connections are convenient via the South Devon Highway, linking Torquay with Newton Abbot, Exeter and the M5.

Council Tax band: G

Tenure: Freehold

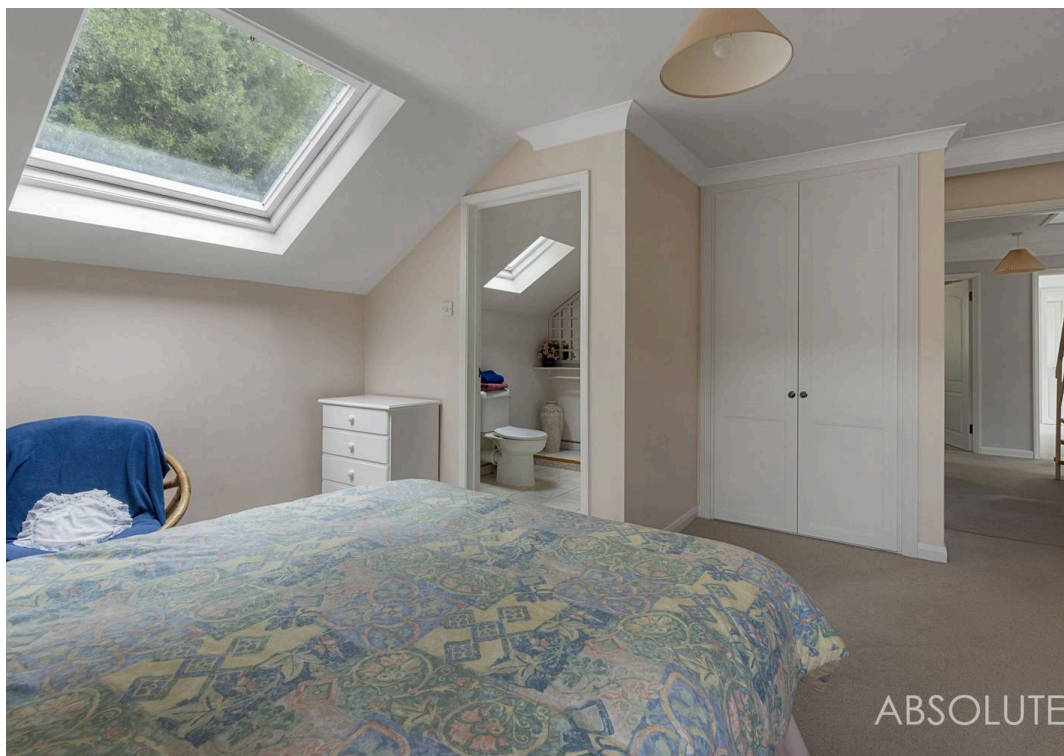
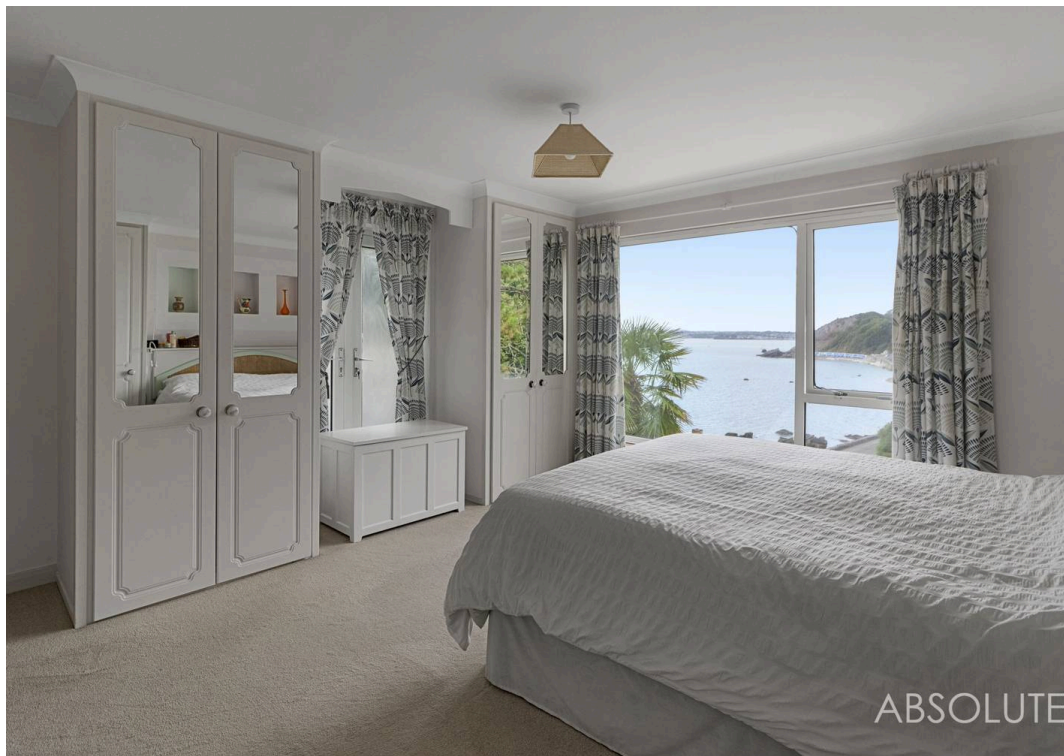
EPC Energy Efficiency Rating: E

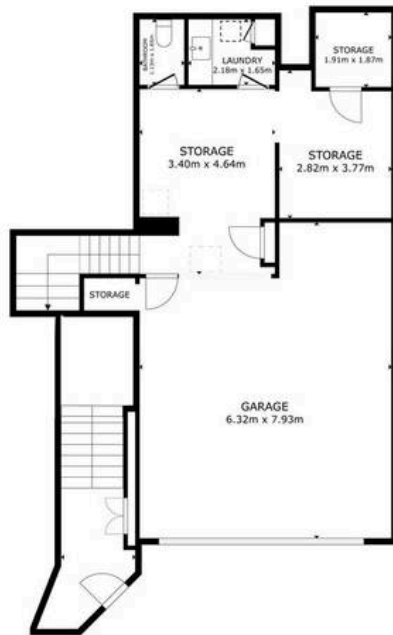
EPC Environmental Impact Rating: E



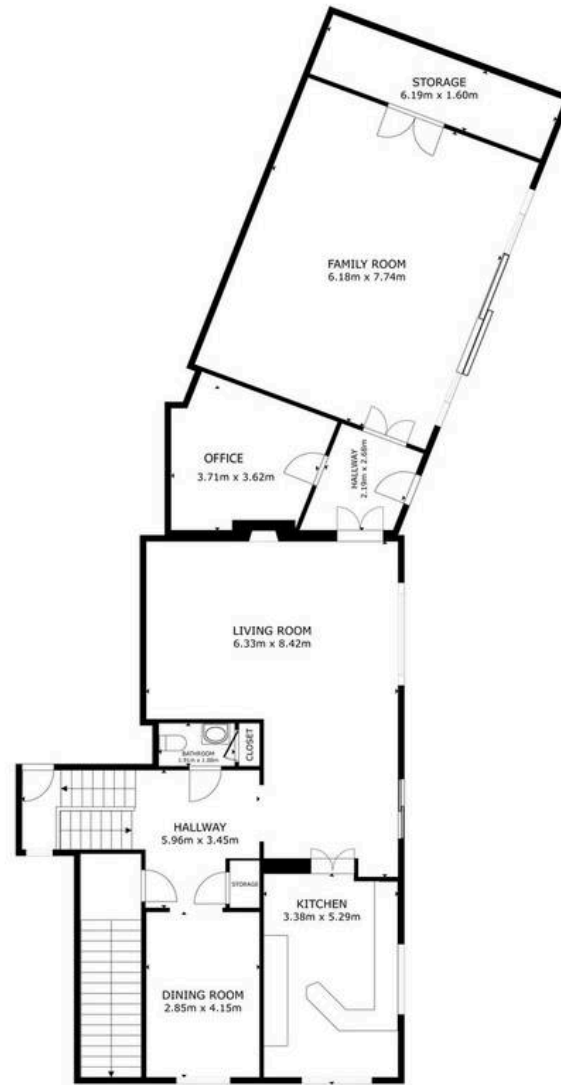


ABSOLUTE





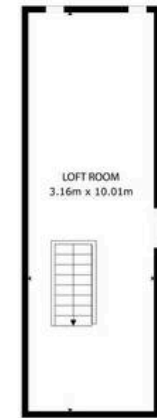
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4



GROSS INTERNAL AREA
 FLOOR 1 51.9 m² FLOOR 2 179.0 m² FLOOR 3 95.2 m² FLOOR 4 31.7 m²
 EXCLUDED AREAS : GARAGE 45.2 m²
 TOTAL : 357.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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