





## Woodsome Woodend Road

Torquay, Torquay

This most spacious and well maintained three bedroom Victorian ground floor apartment benefits from retaining all of its original features and includes high ceilings that were indicative of the Victorian era. The apartment offers one level ground floor living and briefly comprises of a entrance porch with door opening to dining hallway with access to the stunning sitting room with ornate coving picture rails, working shutters and french doors with access to the rear gardens with a beautiful outlook over the surrounding area. There is also a generous sized fitted kitchen with built in appliances and further breakfast room. There are three double bedrooms which all benefit from en-suite facilities.

Outside to the front of the property there is driveway parking and a private larger than average rear garden, which has been superbly landscaped and has two feature patio areas which are paved and gravelled. The remainder of this generous garden is mainly laid to lawn and is enclosed by a combination of brick walling and hedges.



### GARDEN

A stunning and private landscaped rear garden with feature patio area, large lawn and plenty of privacy.

### DRIVEWAY

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2 Parking Spaces



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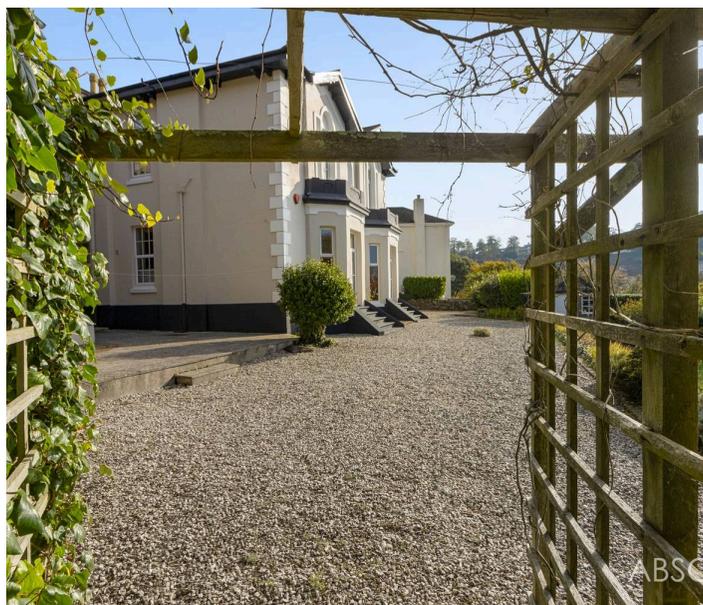
The property occupies an enviable location within Wellswood Village with its array of boutique shops, post office, Co-Op, restaurants and local school. The picturesque Meadfoot beach and Ilsham Valley are within a short stroll, perfectly suited for those who enjoy coastal walks or water-based activities. The lively Torquay deep water marina, harbour side and seafront are within approximately 1 miles distance, with an enviable array of shops, restaurants, facilities and amenities. There is also easy access to Babbacombe Downs and Torbay Hospital with the Torbay link road offering access to Newton Abbot with its mainline train link to Paddington as well as access to Exeter and beyond.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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**Ground Floor**  
Approx. 172.6 sq. metres (1857.7 sq. feet)



Total area: approx. 172.6 sq. metres (1857.7 sq. feet)

Approx.  
Plan produced using PlanUp.





## Absolute Sales & Lettings

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