





Beaumont Watcombe Heights Road

Torquay

- Prestigious private road location in Watcombe Heights
- Five double bedrooms and five bathroom facilities
- Large sitting room with log burner and air conditioning
- Luxury kitchen and dining room with quartz worktops and integrated appliances
- Solar PV installed for improved economy and efficiency
- Flexible ground floor rooms ideal as study, office or guest space
- Landscaped gardens with private entertaining areas Heated swimming pool, hot tub, changing room and separate gym
- Automated gated driveway with video entry system Large double garage with utility room and internal access
- Large detached fully renovated family home

ABS



REAR GARDEN

OUTSIDE

The outside space is one of the major highlights of Beaumont.

To the front automated wrought iron gates with video entry open onto a generous level driveway with ample parking for multiple vehicles and access to the double garage. The front terrace, water feature and landscaped planting give the house a strong first impression.

The gardens wrap around the property and include lawned areas, privacy hedging and patio seating spaces. The main living areas connect well with the gardens making the house ideal for entertaining and family living.

To the rear is a heated swimming pool with adjoining hot tub area. There is also a fully insulated timber chalet providing a changing room with wet room facilities together with a separate gym room both with lighting and power. In addition there is a useful large timber storage room and log store.

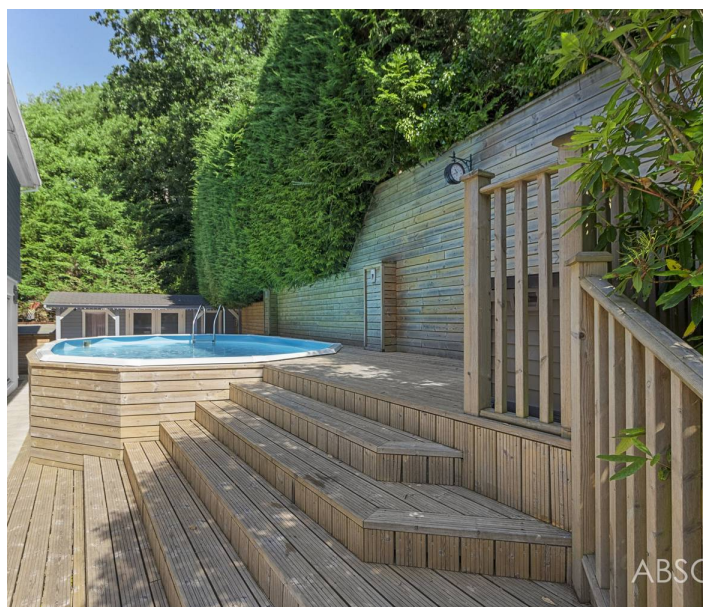
The overall outside arrangement offers privacy, lifestyle and practicality in equal measure.



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Beaumont is set within Watcombe Heights a small and exclusive private road of large individual detached homes positioned on the fringes of Torquay and close to the South Devon coastline. The property is ideally placed for access to Torquay, Shaldon and Teignmouth with the nearby coastal road providing a scenic link to neighbouring seaside towns. Watcombe and Maidencombe beaches are within easy reach along with the South West Coast Path and surrounding coastal walks. Babbacombe is nearby and offers a good range of local shops, cafes, restaurants, the theatre, Torquay Golf Club and the famous cliff railway. Torquay town centre, harbour, marina and seafront provide a wider range of amenities, restaurants and leisure facilities. The area is also well served for schooling, with local primary and secondary schools, Torquay Boys' Grammar School, Torquay Girls' Grammar School and private schooling all accessible. Transport links connect across Torbay, with rail services from Torquay and Newton Abbot offering routes towards Exeter, Bristol, London Paddington and beyond.







BASEMENT LEVEL
540 sq.ft. (50.2 sq.m.) approx.



GROUND FLOOR
1415 sq.ft. (131.4 sq.m.) approx.



1ST FLOOR
1190 sq.ft. (110.6 sq.m.) approx.



TOTAL FLOOR AREA : 3145 sq.ft. (292.2 sq.m.) approx.





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