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Villa Carina, 22 Lydwell Park Road
Torquay, TQ1 3TQ

A deceptively spacious 6 bedroom property divided into two similarly sized interconnected apartments.

Exeter 23 miles, Plymouth 34 miles, Totnes 9 miles

- Beautiful Sea Views Over Lyme Bay • Divided Into Two Large Interconnected 3 Bed Apartments • Each with Kitchen, Sitting Room, Dining Room • A Total of Approx 3,750 sq ft • Driveway Parking & Double Garage • Front & Rear Gardens • Ideal for Dual Occupancy or Income Potential •

Guide price £500,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

Occupying an elevated position this deceptively spacious property benefits from lovely sea views towards Lyme Bay. Lydwell Park Road is a quiet no-through road within close proximity to the amenities of the popular Wellswood area, where fashionable shops and restaurants can be found. As well as the local Primary School and well regarded pub.

A good range of recreational, educational and cultural facilities can be found in the delightful town of Torquay, which has the popular Torquay Grammar School for boys and girls and of course its marina. Tor Bay, known as 'The English Riviera', has over 20 miles of coastline combining the towns of Torquay, Paignton and Brixham and features a splendid mix of cliff tops, beaches and hidden coves.

Exeter is approximately 19 miles from the property, with its extensive range of cultural and recreational facilities.

Now an easy commute thanks to the new South Devon Highway. Trains to London Paddington depart from nearby Newton Abbot with a connection to Torquay.

DESCRIPTION

This unusual and deceptively spacious property is currently divided into two similar sized independent living areas, one on each level. Ideal for dual occupancy or multi-generational living or for a

dependant relative that does not want to be limited to a small annexe. The total floor area totals a very generous 3,785 sq ft (approx.). Both levels have a similar layout each consisting of 3 bedrooms (master en suite), kitchen/breakfast room, dining room, sitting room and bath room, the lower floor also has a snug and utility room, and the upper floor a double garage and conservatory. There is driveway parking, and gardens surround three sides of the property. In addition there are stunning sea views over Lyme Bay and the Jurassic coast which can be admired from many of the rooms on both floors.

ACCOMODATION

The upper floor has direct access from the driveway and garage. An entrance porch leads to the reception hall and on to the other rooms. The sitting room is a particularly generous triple aspect room, which along with the dining room and kitchen, benefits from lovely sea views across the surrounding area to Lyme Bay through the conservatory. To one corner of the sitting room is a spiral staircase that links the two levels. The kitchen has a door leading to the conservatory that in turn has a door leading to steps to the garden. There is an electric eye level double oven, hob and space for a dishwasher, washing machine and fridge, plenty of storage and a breakfast bar. The master bedroom has a range of fitted furniture, benefits from the wonderful



views and has an en suite shower room. Bedrooms 2 and 3 are large enough to take a double bed and share the family bath room.

The lower floor is accessed via steps to the side of the property and is a similar layout to the upper level, although the kitchen, dining and sitting rooms are larger as they extend below the conservatory, again there are good sea views from the rear facing rooms.

French doors from the triple aspect sitting room lead to the patio area to the side and on to the front and rear gardens. The master bedroom has fitted wardrobes and an en suite shower room, and bedrooms 2 and 3 share the recently re-fitted bathroom. The kitchen has a comprehensive range of units and a breakfast bar.

There is a gas hob, electric eye level double oven plus integrated dishwasher, washing machine and fridge.

The utility room has further storage, a sink and space for a freezer. Off the utility room a snug has been cleverly created in the remaining space below the garage (restricted head height).

GARDEN & GROUNDS

The garden to the rear is mostly laid to paved terrace for ease of maintenance with shrub and flower borders.

To the side of the property is a further terrace with access from the lower level sitting room and by steps from the upper level conservatory. The front garden is laid to lawn and has a good degree of privacy thanks to

the high hedge to the front. There is driveway parking for two cars and a double garage.

SERVICES

Each floor has independent gas central heating and separately metered electricity and gas. They share a mains water meter and mains drainage. The two floors are also rated separately for council tax bands F & B.

LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.

Tel: 01803 201 201. E-mail: fss@torbay.gov.uk.

VIEWING ARRANGEMENT

Strictly by prior appointment with Stags on 01803 200160.

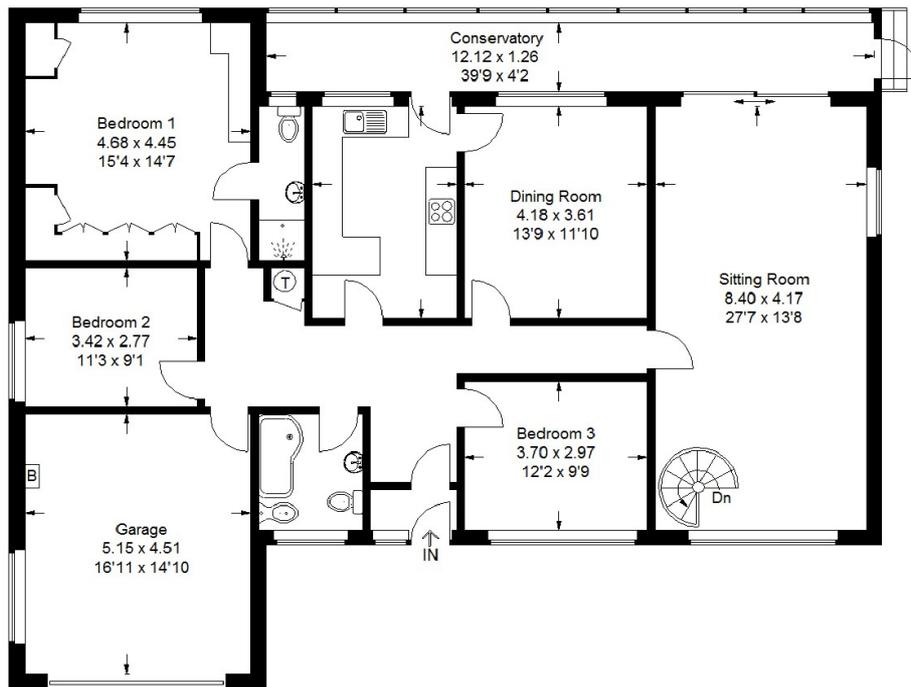
DIRECTIONS

From Stags Torquay and The Strand alongside the Harbour, at the clock tower turn left into Torwood Street / Babbacombe Road. As you crest the hill at Wellswood you pass St Matthias Church on the right.

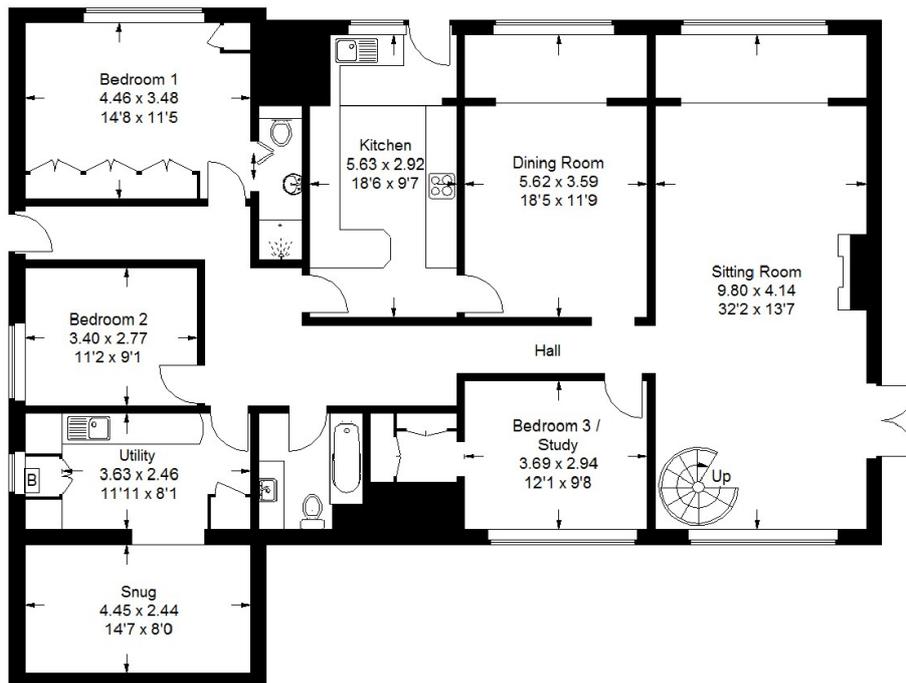
Take the second left into Lydwell Park Road, follow up the hill and the property can be found on the right almost opposite the turning Den Brook Close.



Approximate Gross Internal Area (Including Garage)
351.6 sq m / 3785 sq ft



Upper Ground Floor



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(82-100) A			
(81-91) B				(61-81) B			
(69-80) C				(49-60) C			
(55-68) D				(39-48) D			
(39-54) E				(29-38) E			
(21-38) F				(11-28) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
			76				72
			62				56