



STAGS

Pentlow

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29 Oxlea Road, Torquay, TQ1 2HF

Exeter 22 miles Totnes 10 miles Plymouth 33 miles Newton Abbot 6 miles

- Sought after Lincombes Location
- Over 2,000 sq ft of Accommodation
- 4 Bedrooms
- Large Family Kitchen/Dining Room
- Level Front & Rear Gardens
- Driveway Parking & Garage

Guide price £575,000

SITUATION

Set amongst its seven green hills, nine beaches, palm-lined promenades and lively harbour side it is no surprise that Torquay is known as the Queen of the English Riviera. With spectacular views across Tor Bay and a townscape more reminiscent of Monaco, it is easy to imagine oneself living in the south of France rather than South Devon.

In the early 19th Century the first town plans for Torquay were drawn up and the exclusive residential areas of the Warberries and Lincombes were created. The Lincombes still retains its character today with several of the original properties still standing among the tree-clad hills. The magnificent scenery on offer, its broad tree lined roads, the quality of housing stock, proximity to Meadfoot Beach, and the boutique shops and restaurants of Wellswood all combine to make this a very desirable area.

Torquay is well served with direct rail links to the major cities. Exeter airport has flights to many European and international destinations. Educational needs are well catered for by both the state and the private sector including the highly regarded Torquay Grammar schools, Torquay also has a well-regarded Hospital.

DESCRIPTION

Believed to have built in 1937 and currently occupied by only the second owners, Pentlow still retains the charm and features that make properties of that era so popular. Surrounded by mature, level gardens, the house is set well back from Oxlea Road, a quiet road in this sought



Spacious detached family home retaining the features and character of its 1930's roots in a sought after location.





after Lincombes location. There is over 2,000 sq ft of spacious accommodation traditionally laid out over two floors. There are four double bedrooms, large reception rooms and a lovely family kitchen/dining room with a separate utility room. There is plenty of driveway parking and a detached garage.

ACCOMMODATION

The property is entered through the original oak front door into the Entrance vestibule, where there is plenty of storage for coats and shoes, a second door leads to the hall with original oak flooring, stairs rise to the first floor with storage under. The kitchen/dining room is a lovely large room with a comprehensive kitchen at one end comprising of solid wood fronted units under granite work surfaces. There is space for a dishwasher, fridge/freezer and range cooker. At the dining end there is space for a large dining table, with a log burning stove to one side. A door leads to the utility room with further storage, granite work tops, Belfast sink, and space for a washing machine. The sitting room overlooks the front garden with the original fireplace still in situ. The second sitting/family room would have once been the formal dining room and also overlooks the front garden and has the original fire surround.

To the first floor are four double bedrooms either side of the landing. The master bedroom and bedroom 2 overlook the front garden; the master has the original fireplace. Bedrooms 3 and 4 look over the rear garden. The bathroom is partly tiled with a shower cubical, corner bath and wash basin. A separate cloakroom has a WC.

GARDEN AND GROUNDS

The property is approached across a gravel driveway providing parking and leading to the detached single garage where a gate leads to the rear garden. The front garden has a level lawned area and is separated from the road by a wall and hedging. The rear garden has an area of level lawn with a terrace down one side leading from the kitchen door, ideal for entertaining and BBQs. An area behind the garage is fenced off and used as a kitchen garden.

SERVICES

Mains water & drainage, electricity and gas central heating.

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 office proceed along the A379 Babbacombe Road towards Wellswood. Take the 6th right hand turn into Lincombe Drive and a second right on to Ridgeway Road. Follow this road around the hairpin bend where you will see Oxlea Road on the left hand side, however take the second entrance into Oxlea Road where you will find Pentlow shortly on the left.





These particulars are a guide only and should not be relied upon for any purpose.

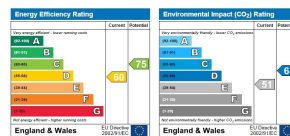


Stags

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Approximate Gross Internal Area = 198.1 sq m / 2132 sq ft

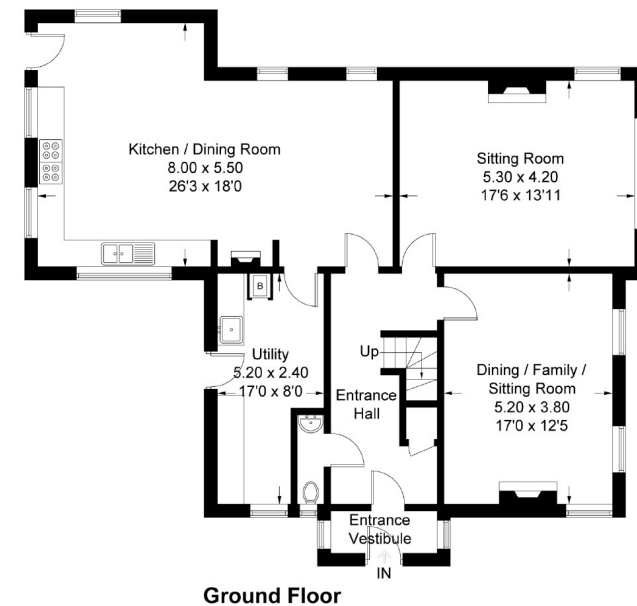
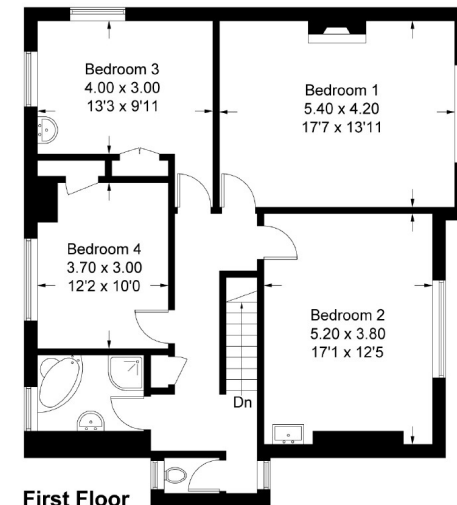


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