



**JOHN COUCH**
THE ESTATE AGENT

Lyndale Haldon Road
Torquay Devon
£680,000 Freehold



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Torquay Devon TQ1 2LY

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A stylish four bedroom home, thoughtfully updated to provide deceptively spacious and flexible accommodation for a modern lifestyle, with some sea views, private south facing gardens and good driveway parking

- Link-detached house with some sea views
- Superior living accommodation ■ Cloakroom/WC
- Superb kitchen/breakfast room opening to garden deck
- Four bedrooms ■ Two bathrooms (one en-suite)
- Driveway parking ■ Sought-after conservation area

FOR SALE FREEHOLD

Lyndale is a link-detached home built during the 1980's to provide a high quality family home which has now been successfully remodelled and upgraded for contemporary seaside living.

LOCATION

Haldon Road occupies an elevated position in a desirable residential location within the sought after Lincombes Conservation Area where the many fine period homes make an attractive streetscape.

This location, sought after for its peaceful ambiance, is also close to a local bus route and within a short distance of the village style community at Wellswood, with its church, school, French patisserie, Post Office, delicatessen, pharmacy, pub, restaurant, cafes and shops. Nearby are footpaths that meander through Lincombe Woods to the Ilsham Valley and the beach at Meadfoot, which has a café with a waterside terrace.

INTERIOR

The contemporary front door opens to reveal a smart hallway from where the accommodation flows. To one side is a deep double cupboard that opens to reveal smart high gloss fitted wall and base units with an under counter fridge and freezer, the cupboard is currently used as a stylish built-in bar. Directly ahead is the stunning kitchen which has bi-fold doors opening to the garden with two rooflights that flood the room with natural daylight.

There is full range of quality wall and base units capped with contrasting quartz countertops. The units incorporate a range of integrated appliances including a large wine fridge. The central island provides additional working and storage areas and is perfect for casual dining.

Returning to the hallway the dining room is located to the front of the house where there is space for a large dining table and sideboard with a door opening to the side garden that captures the afternoon sun.

The living room is on the south side of the house and has a feature fireplace with a gas-effect fire. This spacious room has large south facing windows that perfectly frame the views over the garden.

The ground floor also has a double bedroom which would work well as a home office or hobbies room and there is also a beautifully fitted cloakroom/WC.

The turned oak and glass staircase rises to the first floor where there are three double bedrooms. The principal bedroom is on the south side where large picture windows frame the views to the bay. This room has excellent fitted wardrobes and there is a large en-suite bathroom with walk-in double shower unit and a window with sea views.

VIEWING BY APPOINTMENT ONLY

Bedroom two has windows to the front and a wall of built-in wardrobes that provide excellent storage space. Bedroom three has windows to the west aspect with a well fitted family bathroom completing the accommodation. At this level there is also an airing cupboard and a loft hatch with a ladder.

OUTSIDE

Lyndale has two driveways providing parking for several cars and a side-gate gives access from the driveway into the garden. The front garden has a lawned area with a raised border filled with Mediterranean style hardy plants and palm trees.

The back garden is accessed from the kitchen which open directly to a large sun deck which is positioned to capture all available sunshine and provides a private space to relax or dine al-fresco.

The remaining garden has some mature shrubs, a level lawn for garden games and fencing to the borders.

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era.

The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina.

The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element. Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.



COMMUNICATIONS Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter, Plymouth and the M5 motorway. With the international airport at Exeter being a gateway to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. The kitchen and bathrooms also have electric underfloor heating. Sensor lights for gentle nighttime illumination in bedrooms and bathrooms.

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2024/2025 £3379.77)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)











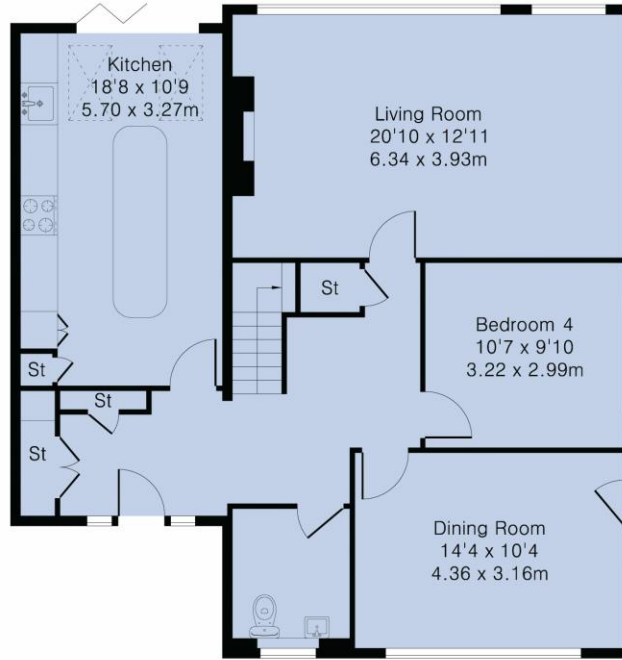




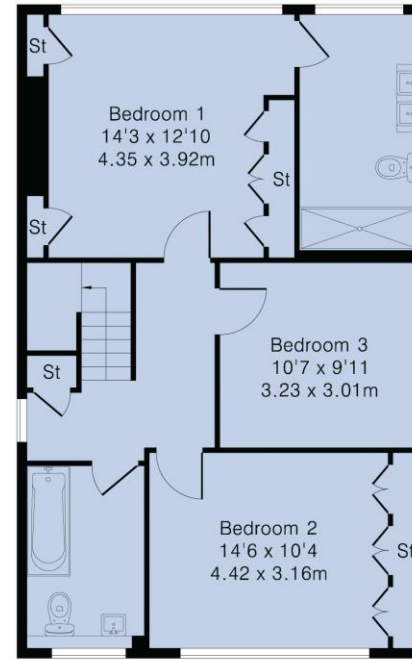
Approximate Gross Internal Area 1686 sq ft - 157 sq m

Ground Floor Area 987 sq ft – 92 sq m

First Floor Area 699 sq ft – 65 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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