



105 Ilsham Road



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Torquay, Devon, TQ1 2JD

Newton Abbot 8 miles Exeter 23 miles Totnes 10 miles

Coastal home near Meadfoot Beach with four spacious bedrooms, Garage, summer house and a large garden.

- Moments from Meadfoot Beach
- Generous private garden with lawn, patio areas, and space for outdoor living.
- Integral Garage
- Double Bedrooms
- EPC Band: D
- Light-filled sitting room opening into a bright conservatory.
- Summer House
- Highly sought-after Torquay location
- Freehold
- Council Tax Band: F

## Guide Price £800,000

Just moments from the picturesque Meadfoot Beach, this beautifully proportioned home offers the perfect blend of coastal living and spacious family comfort. Nestled in a highly desirable part of Torquay, the property boasts generous accommodation across two floors, complemented by an expansive garden and a charming summer house, ideal for those seeking both tranquility and convenience. Its welcoming entrance hall sets the tone for a home filled with natural light, versatile living spaces, and a sense of calm throughout.

The ground floor offers an impressive selection of reception rooms designed for modern family life. A large sitting room forms the heart of the home, flowing seamlessly into a conservatory that overlooks the garden. The dining room provides an elegant setting for entertaining, while the well appointed kitchen/breakfast room creates a warm and inviting space for everyday living. A dedicated study offers the perfect work from home environment, and the integral garage provides practical storage or workshop opportunities.

Upstairs, the property continues to delight with four comfortable double bedrooms arranged around a spacious landing. The principal bedroom is generously sized and positioned to capture lovely natural light, while the additional bedrooms offer flexibility for family, guests, or hobbies. A well designed family bathroom serves the first floor, ensuring both convenience and functionality. Throughout, well proportioned rooms and thoughtful layout elements contribute to an effortless sense of space.

Outside, the large garden offers a rare level of outdoor freedom so close to the coast, with ample room for relaxation, play, and outdoor dining. The inclusion of a separate summer house enhances the versatility of the space—whether used as a studio, retreat, or entertainment area. With its exceptional location near Meadfoot Beach and its combination of generous interiors and inviting outdoor areas, this property presents a wonderful opportunity to enjoy the very best of Torquay lifestyle.





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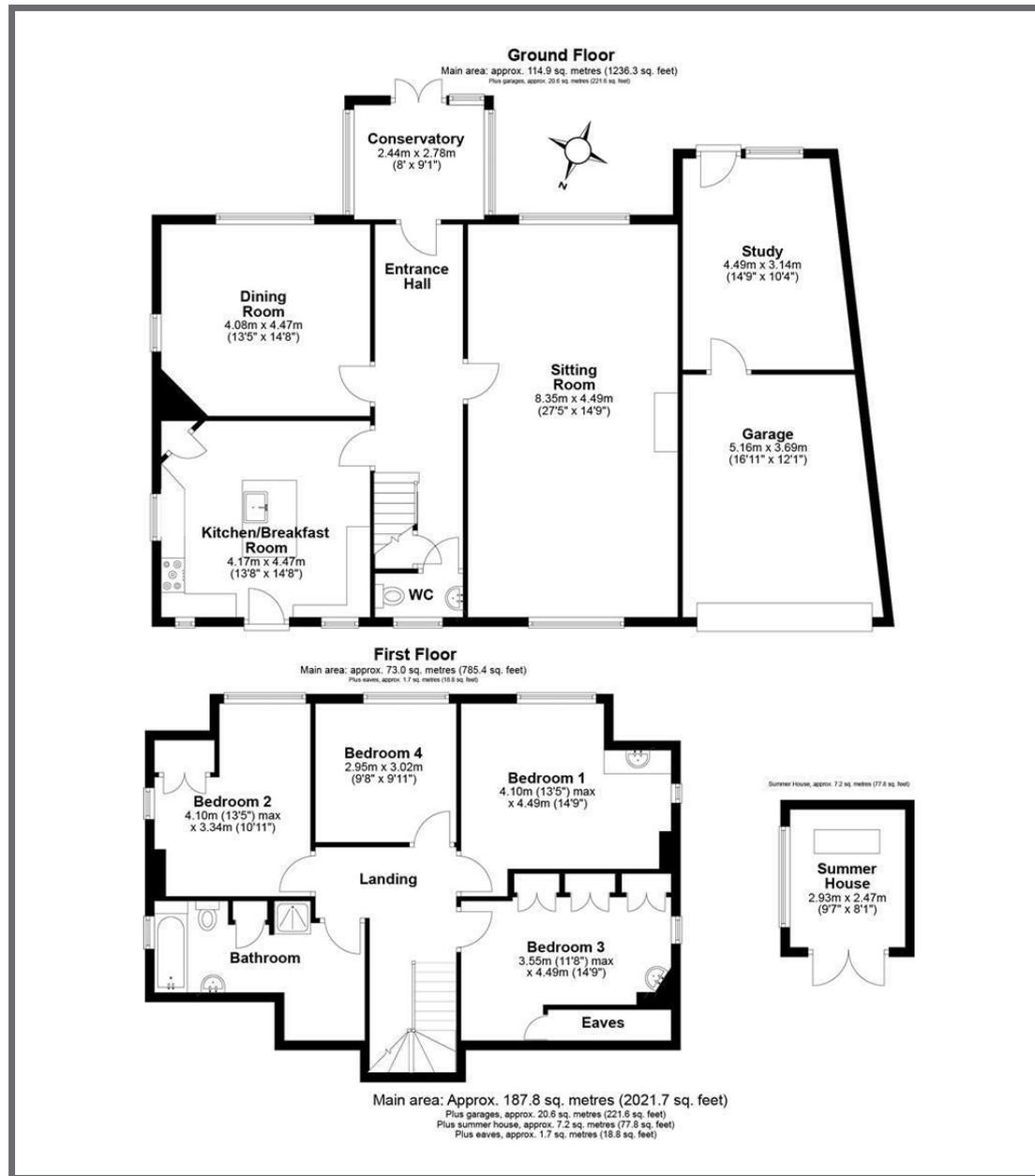


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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