



1 Clavering Court, Lincombe Drive



STAGS

1 Clavering Court,

Torquay, Devon TQ1 2HH

Totnes 10 Miles | Exeter 22 Miles | Plymouth 33 Miles

Nestled in a sought-after location near Wellswood, this stunning detached family home offering generous and beautifully presented accommodation across three floors.

- Detached Family Home
- Double Garage & Driveway Parking
- Secluded Position
- Three Reception Rooms
- Council Tax Band F
- Four Double Bedrooms
- Stunning Coastline & Sea Views
- Well-Presented Throughout
- Viewing Advised
- Freehold

Asking Price £685,000

SITUATION & DESCRIPTION

Nestled in a sought-after location near Wellswood, this stunning detached family home offering generous and beautifully presented accommodation across three floors. Set proudly on a private driveway, the property features four spacious bedrooms, including a master with ensuite, a bright and airy living room with a veranda, a formal dining room, a study, a family bathroom, and a separate WC. Externally, the home boasts a double garage, ample driveway parking, and charming wraparound gardens that lead to an elevated lawn, perfect for taking in the breath taking coastline views. A rare opportunity to enjoy both space and scenery in an exceptional setting!

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.



ACCOMMODATION

The property's entrance is via a double glazed door, leading into a bright and airy porch with a side window, tiled flooring, and inset spotlights. Stepping inside, a set of double-glazed double doors opens into the entrance hallway, where a sleek tiled floor, inset spotlights, and a rising staircase create a welcoming first impression. The ground floor also offers convenient access to the double garage, which features extensive storage, plumbing for a washing machine, and space for additional utilities. Moving up to the first floor, the landing opens to all rooms with a staircase continuing to the second floor. This level comprises a modern WC, a spacious living room with a contemporary gas fire, and French patio doors opening onto a veranda that boasts delightful views of Wellswood and the surrounding coastline. A separate dining room with direct access to the rear garden, a modern kitchen with integrated appliances, and a well-appointed study complete this floor, offering a perfect balance of practicality and convenience.

The second-floor landing provides access to an insulated loft space, along with a built-in cupboard offering shelving and a radiator. This floor accommodates four generously sized double bedrooms, all featuring double-glazed windows, with three benefiting from fitted wardrobes. The master bedroom is a standout, boasting a fitted bedroom suite with ample wardrobe space, a dressing table, and a sleek ensuite shower room. Completing the floor is a modern family bathroom, creating a luxurious and practical layout ideal for family living.

OUTSIDE

The approach to the property features a sweeping brick-paved driveway providing ample parking, bordered by a rendered wall, raised flowerbeds, and external lighting. The driveway extends to a covered area leading to the integral double garage, offering secure parking and additional storage. A paved side path with steps leads to a gated entrance, providing easy access to the beautifully landscaped rear garden.

The outdoor space is designed to take full advantage of the breath taking views across Wellswood, the surrounding countryside, and the stunning Torquay coastline. A veranda with wrought iron railings and external lighting offers the perfect spot for relaxation or entertaining. The side garden features a neatly maintained lawn, a timber shed, and mature trees, leading to a rear section designed with a stone-chipped finish and direct access to the dining room through French patio doors. Further enhancing the outdoor experience, railway sleeper steps ascend to an expansive lawned garden with a central path and a raised patio area, enclosed by a rendered wall and timber fencing, an idyllic setting to soak in the panoramic coastal views.

SERVICES

Mains Gas, Electric and Water. Standard and Superfast broadband supplied by Openreach available in the area. Mobile Network is limited with Vodafone, 02, EE and Three.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From The Clock Tower by Torquay Harbour drive up Torwood Street and follow the A379 as it becomes Babbacombe Road. Turn right onto Lincombe Hill Road, straight over the junction onto Lincombe Drive. Follow Lincombe Drive for about a hundred metres and the driveway for the property Danby Heights Close will be on your right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



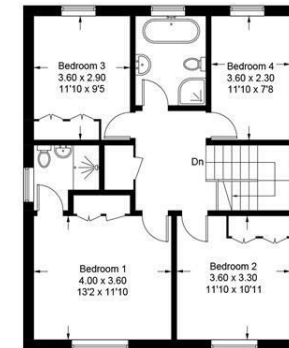
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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TQ2 5EG

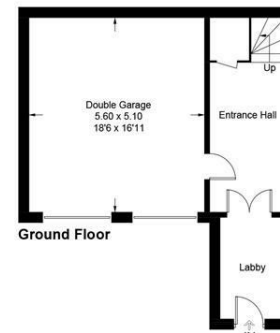
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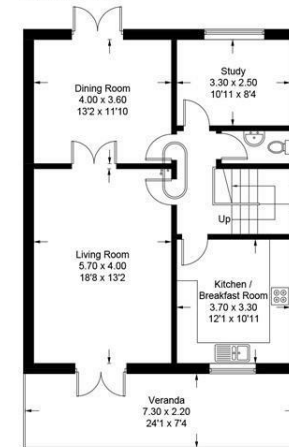
Approximate Gross Internal Area = 199.3 sq m / 2145 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1160076)



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