



ABSOLUTE

**Lyndale Haldon Road, Torquay**  
In Excess of £655,000

**ABSOLUTE**  
SALES & LETTINGS



## Lyndale Haldon Road

Torquay, Torquay

Stepping inside, the reception hallway sets the tone with a dedicated built-in bar, adding a touch of sophistication, and convenient downstairs cloakroom. The generous main sitting room bathes in natural light, creating a welcoming ambience. The quality modern kitchen/breakfast room is a culinary delight, featuring a central island and built-in appliances for effortless meal preparation.

The ground floor houses two versatile bedrooms, ideal for formal dining or guest accommodation. Ascending to the first floor, three well-proportioned double bedrooms await, along with a modern fitted family bathroom, catering to the needs of the household. The impressive principal bedroom steals the show with its superb en-suite bathroom, offering a private sanctuary for relaxation.

Exteriorly, this residence does not disappoint. Ample off-road parking is provided by two separate driveways, ensuring convenience for residents and visitors alike. The property boasts level front and rear gardens, primarily laid to lawn, complemented by a rear timber-decked sun terrace. This usable outdoor space is ideal for families and al fresco dining with the added bonus of sea views from the rear elevation, providing a picturesque backdrop for outdoor activities.



## FRONT GARDEN

The level front garden is primarily laid to lawn

## REAR GARDEN

The level rear garden is primarily laid to lawn, complemented by a rear timber-decked sun terrace. This usable outdoor space is ideal for families and al fresco dining with the added bonus of sea views from the rear elevation, providing a picturesque backdrop for outdoor activities.

## DRIVEWAY

2 Parking Spaces

Ample off-road parking is provided by two separate driveways, ensuring convenience for residents and visitors alike.

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Torquay, Torquay

Lyndale sits within the desirable Wellswood area, one of Torquay's most long-established and prestigious residential areas. The Lincombes is known for its elevated position, leafy surroundings and attractive period and modern homes. It offers a peaceful residential feel while still being close to everyday conveniences. Wellswood Village, with its cafés, restaurants, boutique shops, convenience stores and the ever-popular Kent's Cavern, is only a short walk away. The area is well-served by public transport and provides easy access to the harbour, Meadfoot Beach, and Torquay's seafront. Excellent schooling and scenic coastal walks are also nearby, making The Lincombes a highly sought-after and convenient place to live.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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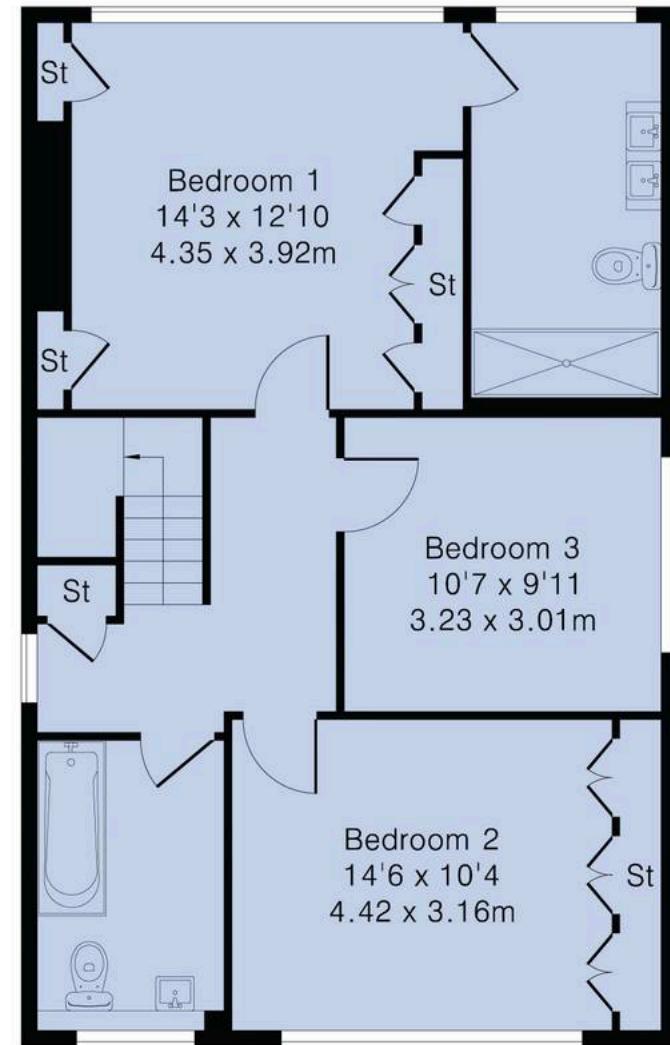
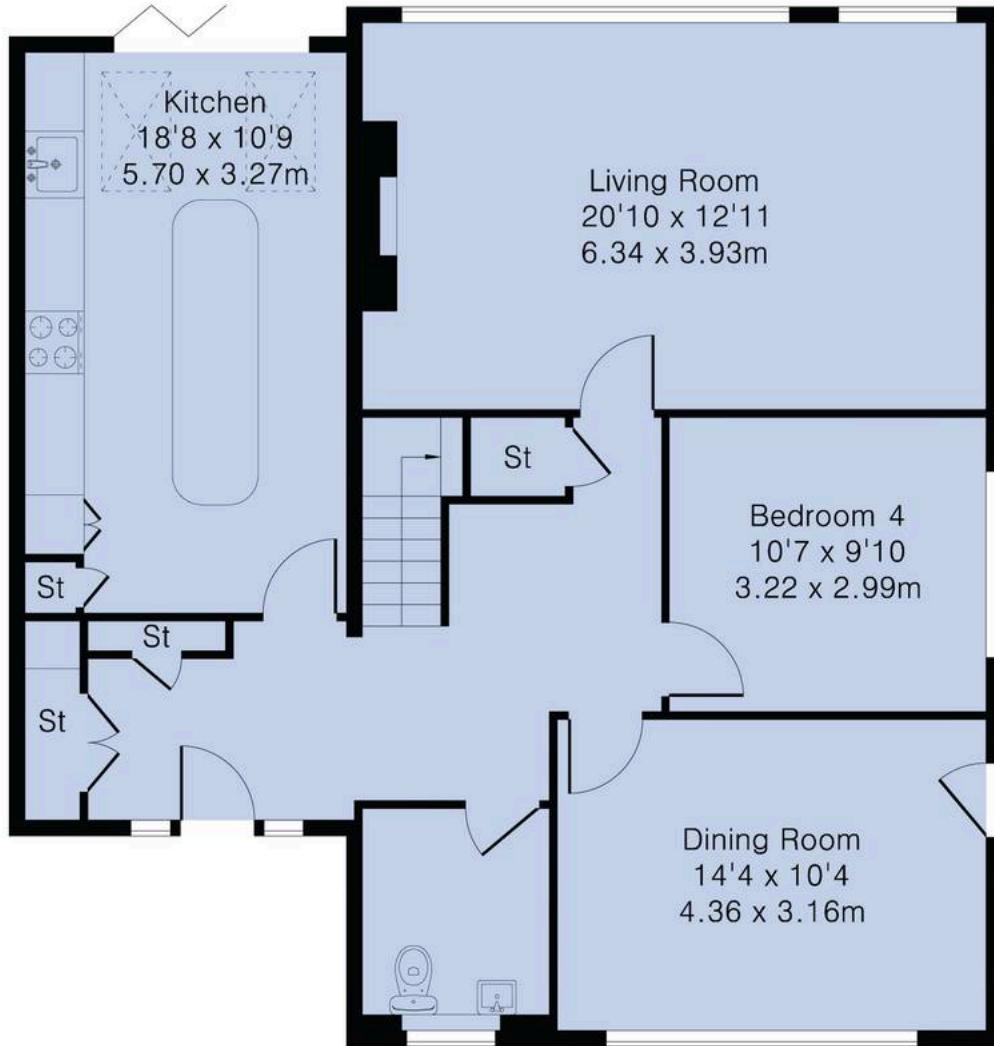
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**Approximate Gross Internal Area 1686 sq ft - 157 sq m**

Ground Floor Area 987 sq ft – 92 sq m

First Floor Area 699 sq ft – 65 sq m





## Absolute Sales & Lettings

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