





Brimland Orchard, Helens Mead Road

Torquay, Torquay

New to the market comes Brimland Orchard, a beautifully improved and extended dormer bungalow offering generous living spaces and a fantastic layout throughout. The current owners have lovingly renovated the property over the past seven years, including a side extension to create a luxurious master suite and spacious lounge dining room.

Downstairs, you'll find two double bedrooms, each with ensuite facilities, and underfloor heating throughout the majority of the downstairs and the ensuites. A gorgeous family room features a seating area, a large kitchen island with integrated appliances, granite worktops, and a breakfast bar with stunning bay window views of the garden. The kitchen is well-equipped with a Bosch dishwasher, washing machine, and wine fridge, a Neff ovens and plate warmer, an induction hob, and a Miele coffee machine. A separate lounge dining room offers spaciousness and access to the garden, complete with a feature wood-burning stove and built-in cabinetry. Additionally, there's a full-sized family bathroom with a four-piece suite.

Upstairs, two more double bedrooms are available—each with built-in storage and one with a cloakroom WC.



GARDEN

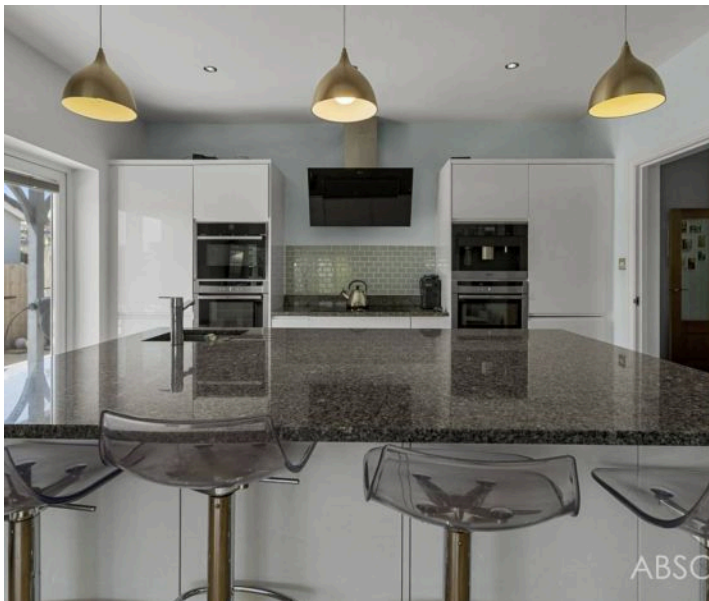
Garden is mainly laid to lawn with a large patio area and a raised terrace. Designed to be low-maintenance and offering a good degree of privacy and sunshine.

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage



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Local shops are found in Padacre Road or Barton Hill Road and a bus service runs close by connecting to The Willows shopping centre and the town centre and harbour. Schools are well catered for with a primary in Moor Lane within walking distance and seniors easily accessible. Rail connections to London Paddington are located at Torquay rail station and the South Devon link road connecting Torbay to Exeter and M5 beyond, perfect for those who commute.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

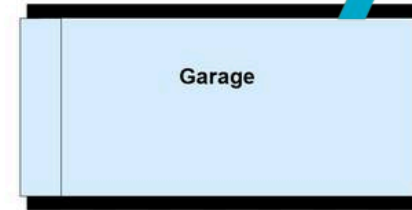


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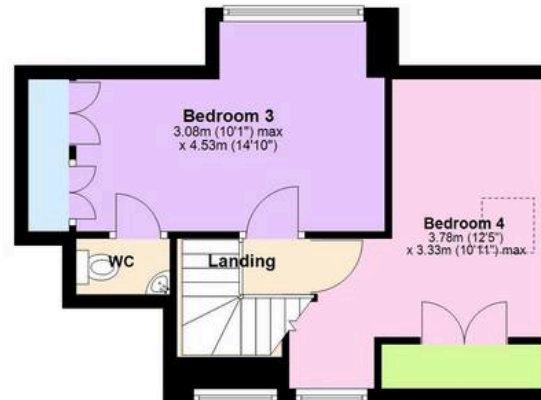




Ground Floor
Approx. 119.5 sq. metres (1285.8 sq. feet)



First Floor
Approx. 32.7 sq. metres (352.0 sq. feet)



Total area: approx. 152.2 sq. metres (1637.8 sq. feet)





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