



**JOHN COUCH**  
THE ESTATE AGENT

Kilgraston 47 Petitor Road  
Torquay Devon  
**£950,000 Freehold**



Kilgraston 47 Petitor Road  
Torquay Devon TQ1 4QF

£950,000



With beautiful views over its gardens capturing sunshine and looking towards the sea, Kilgraston offers a unique and special home, perfectly located within walking distance of St Marychurch

Entrance porch ■ Entrance hall ■ Shower room ■ Study/bedroom (4) ■ Bedroom (3)  
Inner hall ■ Cloakroom ■ Bedroom (2) ■ En-suite shower room ■ Sitting room ■ Dining room  
Kitchen/breakfast room ■ Utility room ■ First floor accommodation ■ Bedroom (1)  
Balcony ■ En-suite bathroom ■ Shower room ■ 3 garages ■ Gardens

#### FOR SALE FREEHOLD

With beautiful views over its gardens capturing sunshine and looking towards the sea, Kilgraston offers a unique and special home, its accommodation principally arranged over one floor but with the benefit of a bedroom to the first floor opening to a balcony designed to maximise enjoyment of the delightful aspect. It is approached across a paved driveway providing excellent parking, with three garages providing secure parking and internal access to the property.

At entrance level is a sitting room enjoying a dual aspect and opening to the rear terrace, the kitchen/breakfast room also opens to the terrace, to the formal dining room and to the utility room. Bedroom two has an en-suite shower room with a cloakroom adjacent, a door leads to an inner hallway, study/bedroom (four), bedroom (three) and separate shower room.

The bedroom to the first floor has an en-suite bathroom, there is access to eaves storage, the accommodation concluding with a separate shower room.

Petitor Road is within walking distance of St Marychurch, with its pedestrian shopping, cafes and restaurants, doctors surgery and schooling, the cliff top open space of Babbacombe Downs and the beaches of Oddicombe and Babbacombe. Torquay Golf Course is opposite the property, the end of Petitor Road gives access to the South West Coastal footpath leading towards Maidencombe.

Surrounded by spectacular coastal scenery, clean beaches and sheltered sailing waters, Torquay offers a pleasant environment for enjoyment of seaside living.

It has excellent opportunity for sporting and leisure activities, shopping and dining. From its location within Torquay, St Marychurch is well placed for access to the market town of Newton Abbot with its inter-city rail link and for the Penn Inn roundabout leading to the M5 motorway and Exeter. From St Marychurch the A379 coastal road leads to the riverside village of Shaldon with Teignmouth beyond.

**WIDE PILLARED ENTRANCE PORCH** Double glazed front door into **ENTRANCE HALL** Double glazed window to the front. Coved ceiling. Ceramic tiled floor. Radiator.

**SHOWER ROOM** Double glazed window, obscure glass. Half tiled walls. Shower cubicle, electric shower, close coupled WC, pedestal wash basin, mixer tap, cosmetics cupboard with mirrored door. Ceramic tiled floor. Radiator.

VIEWING BY APPOINTMENT ONLY

**STUDY/BEDROOM (4)** Double glazed window. Coved ceiling. Radiator.

**BEDROOM (3)** Double glazed windows to the front and side. Access to loft.

Door to **INNER HALL** Double glazed window to the side. Understairs recess. Radiator. Ceramic tiled floor.

**CLOAKROOM** Double glazed window, obscure glass. Half tiled walls. Pedestal wash basin, mixer tap, close coupled WC. Extractor fan. Ceramic tiled floor. Radiator.

**BEDROOM (1)** Double glazed bay window overlooking the garden and surrounding area towards the sea. Three double built-in wardrobes, two with mirrored doors, further double wardrobe, hanging rail and shelf. Coved ceiling. Radiator. **EN-SUITE SHOWER ROOM** Double glazed window, obscure glass. Fully tiled walls. Walk-in shower, single plate glass side panel, plumbed shower unit, close coupled WC, pedestal wash basin, bevelled mirror over. Plumbed towel rail. Extractor fan. Ceramic tiled floor.

**SITTING ROOM** Double glazed doors, side panels, opening to and overlooking the garden with the sea beyond, double glazed window to the front. Stone fireplace, matching hearth, coal effect gas fire. Two wall light points, two ceiling light points. Coved ceiling. Two radiators. Door to the kitchen. Door to:

**DINING ROOM** Double glazed window to the front. Coved ceiling. Radiator. Door to kitchen/breakfast room.

#### **KITCHEN/BREAKFAST ROOM (KITCHEN)**

Double glazed window to the side garden. Work tops on three sides, units beneath and over, tiled surrounds, island unit with cupboards. Split level double oven, microwave beneath the work top, drawer beneath, four ring Bosch ceramic hob, stainless steel extractor over with illumination, integrated fridge. Under mounted one and a half bowl sink, mixer tap. Ceramic tiled floor.

**BREAKFAST ROOM** Double glazed doors, two side panels, opening to the terrace and garden, double glazed window to the side. Recess fitted with shelves. Two spotlight tracks. Ceramic tiled floor. Door from kitchen to :

**UTILITY ROOM** Double glazed window. Work top with inset single drainer stainless steel sink, mixer tap, plumbing for washing machine, space for tumble dryer. Cupboard housing the floor standing hot water cylinder, wall mounted gas fired central heating boiler. Ceramic tiled floor. Double glazed door to the driveway, further double glazed door to the hallway and the garages.

**FIRST FLOOR ACCOMMODATION** From the inner hall staircase with traditional balustrading and spindles rises to the first floor landing. Double cupboard with hanging rail and shelf, door to eaves storage.

**SHOWER ROOM** Partly tiled walls. Corner shower cubicle, curved sliding doors, plumbed shower unit, pedestal wash basin, WC with concealed cistern. Dual fuel towel rail. Extractor fan. Ceramic tiled floor.

**BEDROOM (1)** Double glazed window and doors opening to the **BALCONY** with wrought iron balustrading taking in the views over the garden and surrounding area towards the sea. Three built-in double wardrobes, hanging rail and shelves. **EN-SUITE BATHROOM** Double glazed window, obscure glass. Partly tiled walls. Panelled bath, handles, close coupled WC, pedestal wash basin, mixer tap. Dual fuel towel rail. Ceramic tiled floor. Extractor fan.

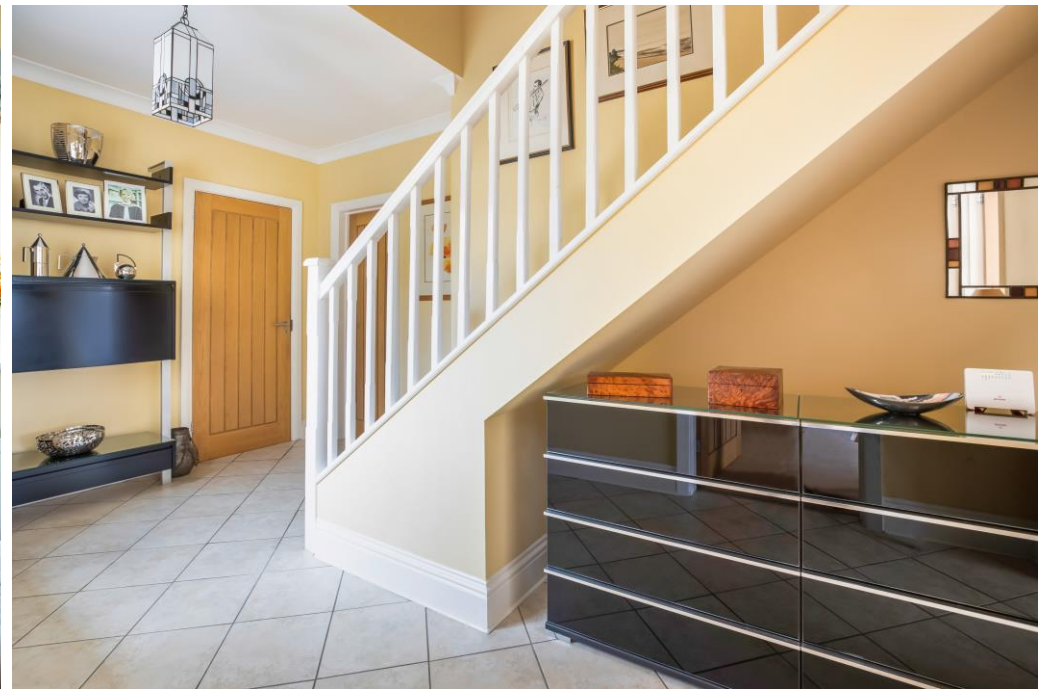
**OUTSIDE** The property is approached from Petitor Road through a pillared entrance opening to a bricked paved driveway providing parking and leading to the garages **GARAGE (1)** Automated up and over door, lights and power. Walk-through to **GARAGE (2)** and **GARAGE (3)**. Adjacent to the property at the rear is a flagstone terrace with wrought iron balustrading. Flagstone steps descend to a gravelled terrace and a triangular lawn, planted with trees and shrubs extending to a further area of lawn descending to the boundary.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

**CURRENT PROPERTY TAX BAND** E (Payable 2021/2022 £2404.80).

**VIEWING** By appointment with the Vendors Agents











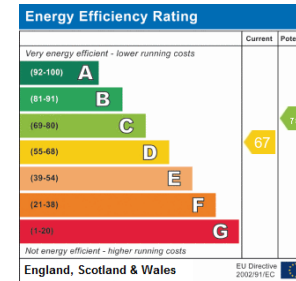
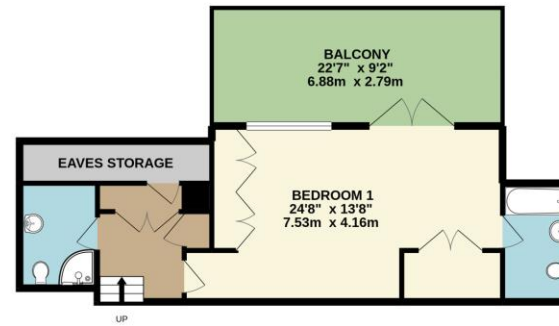




GROUND FLOOR  
2317 sq.ft. (215.2 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 2850 sq.ft. (264.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**JOHN COUCH**  
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG  
t: 01803 296500 e: mail@johncouch.co.uk



[www.johncouch.co.uk](http://www.johncouch.co.uk)

IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.