



**JOHN COUCH**  
THE ESTATE AGENT

24a Fowey Avenue  
Torquay Devon

**£238,500 Freehold**







24a Fowey Avenue  
Torquay Devon TQ2 7RE

£238,500 Freehold



A well-presented three bedroom link-detached house with garage, driveway parking and gardens in a sought-after residential location

- Kitchen/dining room ■ Sitting room
- 3 Bedrooms ■ Bathroom
- Garage ■ Driveway ■ Courtyard & Gardens

#### FOR SALE FREEHOLD

This traditionally built link-detached home has a kitchen/dining room with access to the courtyard garden, a separate sitting room, three bedrooms, family bathroom, garage, gardens and driveway parking.

#### LOCATION

Fowey Avenue is within easy reach of the beaches, marina and sea front promenade whilst also having good access to the ring road, Edginswell Business Park, Torbay Hospital and out of town shopping areas. There is a bus service in the vicinity and the local facilities off Shiphay Lane include a well-regarded local pub, pharmacy, dental practice, take-away and tearooms. A range of schools, including the boys and girls' grammar schools, are also close by (subject to catchment area rules and admissions policy).

#### INTERIOR

From the driveway a path leads to the front door which opens to the entrance hall with a further door opening to the sitting room. This bright room has access to an understairs cupboard and has excellent space for relaxation with a large picture window to the front aspect providing a good deal of natural daylight. The kitchen/dining room is naturally zoned with the kitchen being laid out in a horseshoe configuration with the sink underneath the window. From the dining area a door opens to the rear courtyard.

Returning to the hallway the stairs rise to the first floor. (There is also currently a stair-lift installed). There are two double bedrooms, one overlooking the front of the house and the second overlooking the rear courtyard garden. The small single room would make an excellent nursery or home office. Completing the accommodation is a family bathroom with shower over the bath.

#### OUTSIDE

To the front of the house are two areas of lawn dissected by a driveway that leads to the garage with up and over door.

A glazed door to the rear of the garage opens to the courtyard garden which has a south-west aspect and gives convenient entry into the kitchen/dining room.

VIEWING BY APPOINTMENT ONLY

## **AREA**

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

## **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The International Airport at Exeter provides a gateway to destinations further afield.

**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 C** (Payable 2024/2024 £1984.75).

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Ofcom Data) **BROADBAND** Standard and Superfast available (Virgin & Openreach) (Ofcom Data)



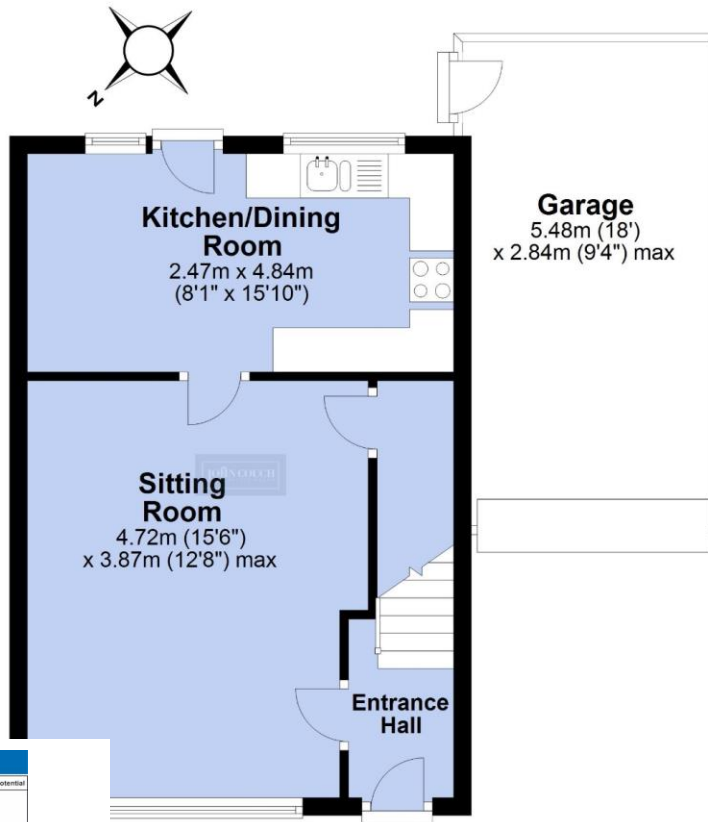






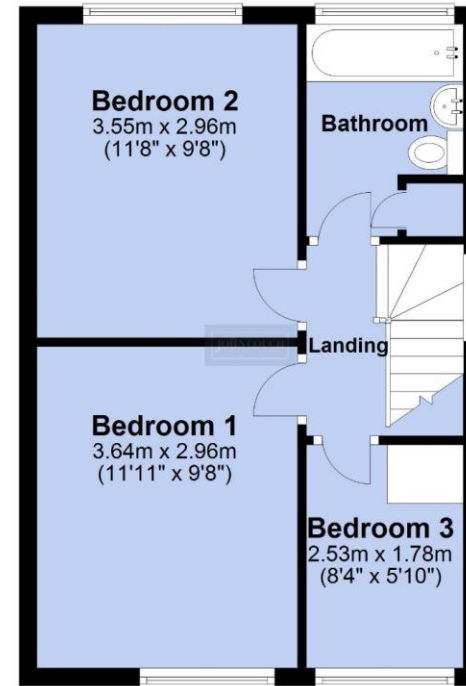
### Ground Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



### First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 70.6 sq. metres (759.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every effort has been made to ensure the accuracy of the floor plan 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.





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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.