



**JOHN COUCH**
THE ESTATE AGENT

Jenna
1 Kensey Close Torquay Devon
£595,000 Freehold



Jenna

I Kensey Close Torquay Devon TQ1 3TW

£595,000 Freehold



A single storey property of individual design with views towards the coast with wrap-around gardens, parking, garaging and excellent full height under-house storage/workshop

Kitchen/breakfast room ■ Sitting/dining room
Utility ■ 3 bedrooms ■ 2 bathrooms
Under property storage/workshop ■ Double garage
Summer house ■ Gardens

FOR SALE FREEHOLD

Located in a quiet, sought-after residential area and positioned to take advantage of the sea glimpses and delightful open views of the surrounding area, Jenna has been a much loved family home for many years and now offers a superb prospect for those looking for a bright and spacious single storey home with exciting opportunities for further enhancements.

POSITION

Set in a quiet close located just off the Babbacombe Road which runs between Torquay harbourside and Babbacombe Downs and with excellent local facilities at the nearby village style community of Wellswood with its church, school, pub, restaurants and shops. Kensey Close is also convenient for the South West Coastal Path and local beaches including Meadfoot with its colourful beach huts and café with waterside terrace.

INTERIOR

Approached over the main front driveway, steps rise to a gated and covered porch where the front door opens to the spacious hallway with useful cloaks cupboard. The house also offers level, step free access from the pavement via a second (top) driveway where a ramp leads directly to the utility room.

The sitting/dining room is positioned to take advantage of the far-reaching views across the surrounding area towards the coast and is designed to allow space for a dining table and chairs and comfortable furniture to be positioned to take advantage of the lovely views. Two sets of patio doors open to the terrace which wraps around the house tracking the sun throughout the day.

The kitchen is well fitted with wall and base units and has some integrated appliances and space for an upright fridge/freezer and enjoys views to the south west aspect over the side lawn area.

The worktop flows to three sides and then drops to table level to provide an area for casual dining. Adjacent to the kitchen is a fitted utility room with space and plumbing for a washing machine and dishwasher, a door opens to the rear garden from where there is access to the top driveway allowing level step free access into the house.

Returning to the hallway the principal bedroom can be found on the right side where the large picture windows frame the far-reaching views of the neighbouring area. This room has a wall of fitted wardrobes and a recently refitted en-suite bathroom features a double-width walk in shower with fitted seat. The two remaining bedrooms are also double rooms, have fitted wardrobes and windows over the rear garden with bedroom two also enjoying a view over the side garden and benefitting from a vanity unit wash basin. Completing the accommodation is a family bathroom which still has the original four-piece bathroom suite including a low-level bath.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

The main driveway offers parking for multiple cars with additional tandem off road parking available on the second (top) driveway. The double garage has two separate up and over doors and from the rear of the garage a door opens to the extensive under-house storage and fitted workshop which could, with the necessary permissions, be incorporated into the main house or used as an excellent home office or gym.

Jenna has lovely wrap around gardens with an area of lawn dissecting the two driveways to the front and a border full of healthy evergreen shrubs. The gardens have been well maintained and lovingly tended over the years and naturally divide into a series of linked areas. To the rear is an area of lawn with a pond and water feature at one end and a raised terrace positioned to capture the late afternoon sun. To the far end of the lawn is a summerhouse and a garden shed which has been discreetly tucked away. The side garden has a private courtyard area and a pathway leads back around to a gate which opens onto the main driveway.

AREA

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a delightful array of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

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

The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an 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 F
(Payable 2024/2025 £3225.23)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) available with Openreach & Virgin Media (Ofcom Data)







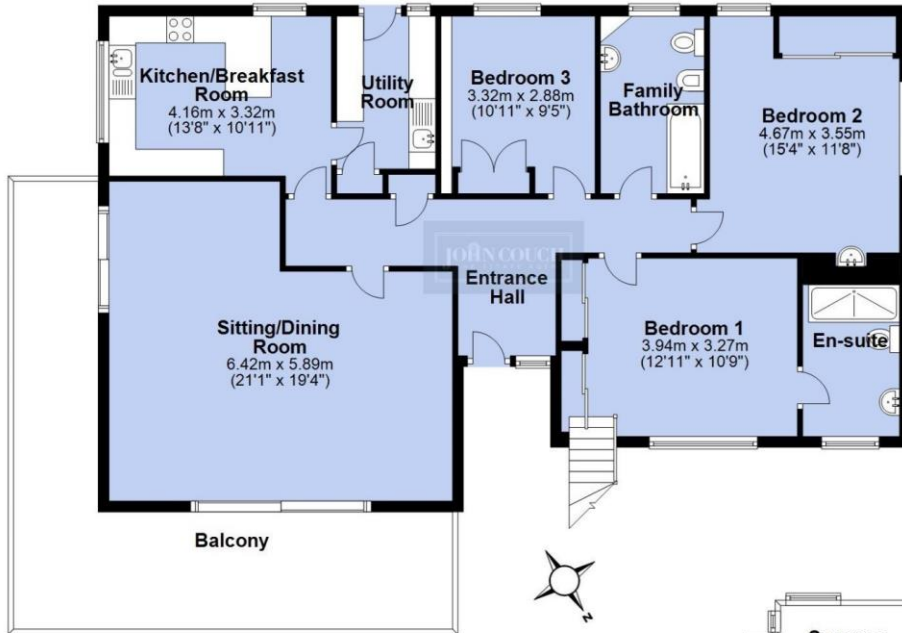




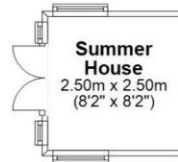
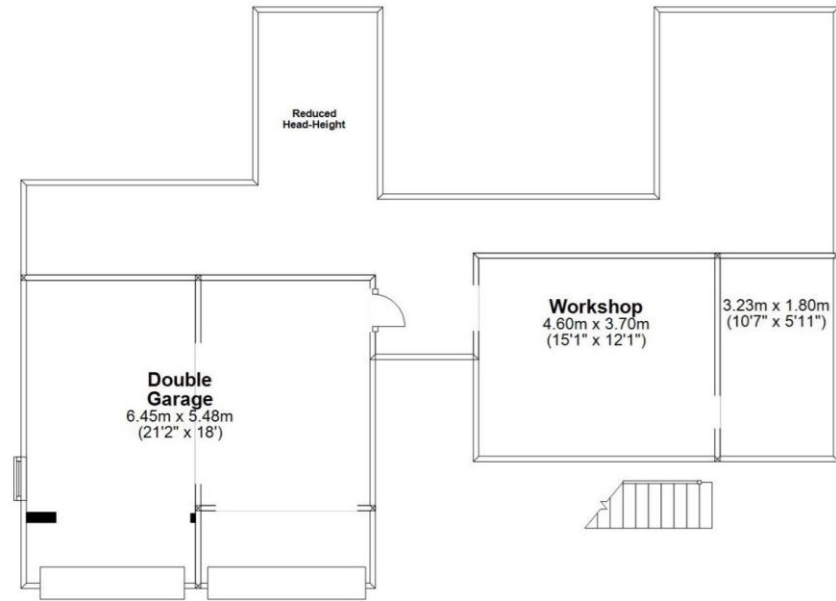


Ground Floor

Approx. 123.3 sq. metres (1327.6 sq. feet)



Lower Ground Floor



Total area: approx. 123.3 sq. metres (1327.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	<20		
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.



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

JOHN COUCH
THE ESTATE AGENT



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.