



 **JOHN COUCH**
THE ESTATE AGENT

Romany 24 Waterside Road
Paignton Devon
£895,000 Freehold



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Paignton Devon TQ4 6LJ

£895,000



A stunning five bedroom home that has been professionally re-imagined and extended for seaside living, set in a sought-after location with outstanding and far reaching sea views, level gardens, terraces, garage and parking

- Large sitting room ■ Kitchen/dining/living room
- 5 Bedrooms ■ 3 en-suites + 2 bathrooms ■ Cloakroom/WC
- Exceptional bay views ■ Gardens and terraces
- Parking and garage

FOR SALE FREEHOLD

Romany is a beautifully presented five bedroom residence that has been professionally re-designed, extended and renovated in a sophisticated marine style providing a high quality home with outstanding living spaces, garage plus driveway parking, private gardens and truly impressive views.

LOCATION

Waterside Road is in an area of Tor Bay which is sought after for its easy access to the beaches at Goodrington and Broadsands and to the local facilities at nearby Churston Broadway and Waterside which include a post office, general store, chemist, café and a small public library. Further facilities are available in the nearby village of Galmpton including a post-office/shop, GP surgery and a well-regarded pub.

There are many schools in the vicinity with a grammar school being located at Churston Ferrers (subject to admissions policy) along with a farm shop, golf course that has amazing coastal views and a heritage railway station servicing the Dart Valley Seam Railway. From the nearby Dartmouth Road buses run to Brixham in the west and Paignton and Torquay in the east with a service also running to Kingswear where a passenger ferry links to Dartmouth. Nearby are an excellent range of supermarkets, home stores and the South Devon College.

Waterside Road is within an Urban Landscape Protected Area which is designated to protect the unique characteristics and unspoilt character of the location.

DETAILS

From the driveway a few steps rise to the large flagstone terrace from where you can admire the wonderful views over the surrounding area to the bay beyond and where the contemporary front door opens to the porch and double doors open to the welcoming entrance hall.

Immediately to the left side is the sitting room which is a beautifully proportioned and light filled room with a canted bay window framing bay views to the front and to the rear there are bi-fold doors which lead onto the garden terrace. This room is loosely zoned to provide a seating area to the front where the views can be enjoyed and to the rear the current owners have created a cosy library style nook overlooking the tranquillity of the garden.

VIEWING BY APPOINTMENT ONLY

Directly across the hallway a door opens to a second reception room which provides a place to sit and relax whilst enjoying the views across the terrace to the bay beyond. This room is open plan to the kitchen which has limestone floors and has been fitted with bespoke handmade units capped with granite worktops and incorporating some integrated appliances including a Quooker hot water tap. A utility cupboard provides space and plumbing for laundry appliances with additional cupboards for storage.

From the kitchen the space flows into a magnificent dining area where a large refectory style table can be placed in front of the bi-fold doors which open seamlessly to the rear garden terrace. This arrangement is perfect for gatherings and for entertaining family and friends.

Returning to the hallway a cloakroom/WC has been well fitted in a contemporary style and the stairs rise to the first floor where the principal bedroom suite can be found to the right side. The bedroom has a canted bay window framing fabulous views directly into Tor Bay to the front with a range of bespoke wardrobes in a dressing area to the rear where there are views over the back garden, completing the principal accommodation is a superbly fitted en-suite shower room with handmade units.

At this level there are two further double bedrooms, one overlooking the rear garden and one with sea views, both have contemporary en-suite shower rooms. There is also a charming smaller bedroom and a fabulous family bathroom with bespoke units and a double-ended bath that sits below the large window that frames the far reaching coastal views.

The stairs rise again to the second floor where there is an additional bedroom and shower room. This bedroom has a long roof window that converts into a small balcony where the fabulous views around the coast can be fully enjoyed.

OUTSIDE

From Waterside Road the block-paved driveway leads to the garage and is bordered on one side by areas of mainly level lawn and on the other with established hedging. The driveway has provision for parking a good number of cars and leads up to the house with a few steps rising to the front terrace.

This flagstone terrace has a stainless steel and glass balustrade and steps leading down to the first area of lawn and is the ideal place to enjoy the morning sunshine and the wonderful views. The garden to the rear has been designed for low maintenance and to provide a real inside/outside living experience with decked areas providing ideal spaces to enjoy any available sunshine and to dine al-fresco.

RENOVATION NOTES

The architect designed renovation and extension includes extensive upgrading including drylining and plastering. The house has been fully re-plumbed including the mains feed from the road, fully re-wired and has Cat 6 wiring plus a mains fire alarm. There is wet underfloor heating throughout, LED lighting in fixed sockets and new double glazed windows.

Engineered oak flooring is laid downstairs and on the first floor landing with a limestone floor in the kitchen/dining area. Bespoke wardrobes are fitted in the principal bedroom and bedroom two.

AREA

Located within a large, sheltered bay on the South Devon Coast, Paignton is part of the English Riviera, set on a stunning coastline, dotted with sandy beaches and coastal footpaths that lead to hidden coves. From the harbour area the level seafront esplanade flows around the bay where restaurants, bars and hotels dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, and live music bring the esplanade area alive. Tor Bay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The English Riviera towns have a good range of shops and galleries with further facilities located at out of town shopping parks.

COMMUNICATIONS

Excellent communication links include local bus services and nearby inter-city railway stations at both Torquay 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 boiler with wet underfloor heating.

CURRENT PROPERTY TAX BAND F (Payable 2024/2025 £3225.23)

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

BROADBAND Standard (ADSL) and Superfast (Cable 76mbs) (Estimated Ofcom Data)



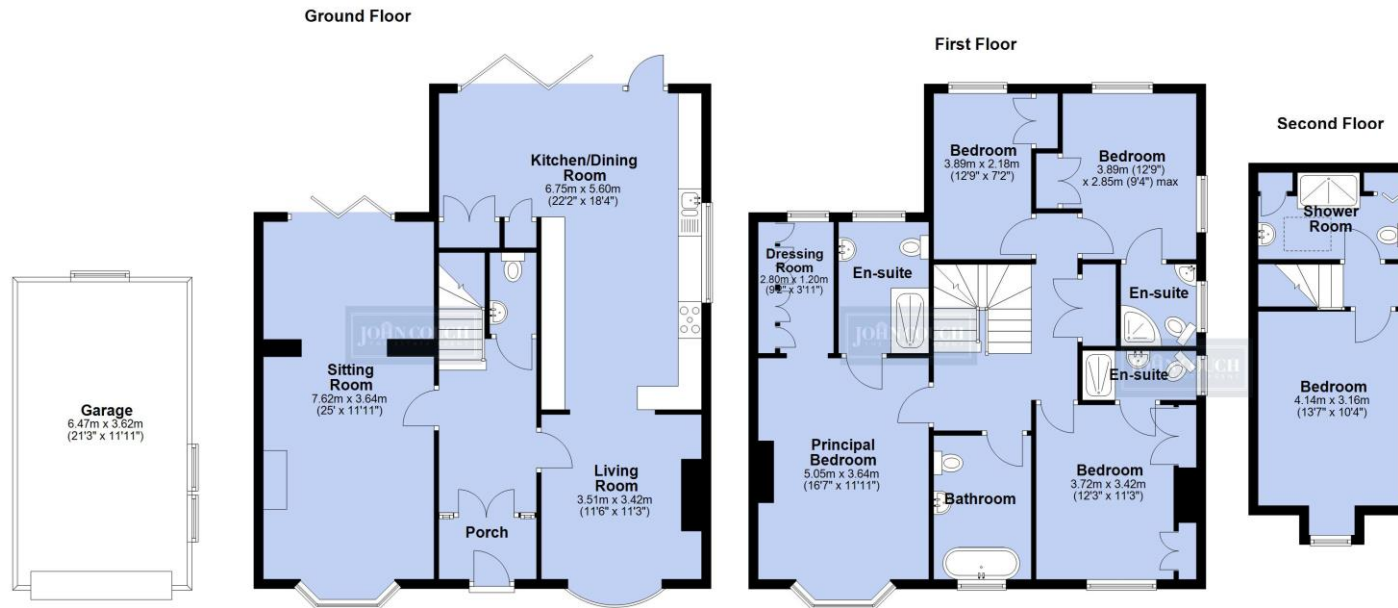












Total area: approx. 215.1 sq. metres (2315 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	93
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
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.