



**JOHN COUCH**  
THE ESTATE AGENT

9 Redgate Close  
Torquay Devon

**£469,500 Freehold**





# 9 Redgate Close Torquay Devon TQ1 3UG £469,500 Freehold



A spacious detached house with far reaching views into Lyme Bay, this much loved family home has a garage, good parking and gardens and is now ready for a new chapter

- Detached house ■ Cul de sac location
- Spacious open-plan living accommodation ■ Cloakroom/WC
- 4 bedrooms ■ Family bathroom
- Gardens ■ Garage & car port ■ Off-road parking

## FOR SALE FREEHOLD

Built during 1960's, the property forms part of a development of similar homes positioned to take advantage of the bay views. This house provides four bedrooms, extended living accommodation, garage, off-road parking, balcony and gardens, bounded at the rear by Quinta View Point allotments.

## LOCATION

Set in a quiet residential location with local amenities at the village style community of Wellswood and at nearby Babbacombe which is also home to the famous cliff top promenade. Babbacombe also has a range of restaurants, pubs, cafes, hotels, a theatre and popular beaches.

A bus service runs from the Babbacombe Road bringing the harbourside and facilities of town within easy reach. The location provides access to a range of schools, both primary and secondary (subject to any catchment rules).

## INTERIOR

The front door is sheltered beneath the car port and opens to a welcoming hallway which gives access to all the ground floor accommodation, with a cloakroom/WC located to the right and the living room off to the left side.

The living space is open plan but has been designed with natural divisions which cleverly zone the areas and allow daylight to flow through the spaces whilst giving the impression of separate rooms.

The sitting area spans the front of the house with large picture windows giving views over the immediate area with some sea peeps. This spacious room provides ample space for comfortable furniture and there is a feature fireplace that creates a cosy focal point during the colder months.

The dining area has a picture window framing views of the sunny back garden and there is access to understairs storage with doors returning to the hallway and opening to the kitchen.

The kitchen is a large room with an extensive range of wall and base units incorporating a built-in double oven and with space for a fridge/freezer, space and plumbing for a washing machine and dishwasher. The window has views over the rear garden and there is a door opening to the garden with another door returning to the hallway where the stairs rise to the first floor.

The principal bedroom has a range of built-in wardrobes and a large picture window giving fabulous views into Lyme Bay where on a clear day Portland in Dorset can be seen. There is also a door to the balcony which provides a fabulous place to relax and contemplate the sea views.

**VIEWING BY APPOINTMENT ONLY**

There are two further double bedrooms one with bay views and one with garden views and built-in wardrobes. Completing the accommodation is a single bedroom with built in storage and a family bathroom with bath and separate shower unit. There is also a loft hatch (*loft not inspected*).

### **OUTSIDE**

The front garden has been paved to provide excellent off-road parking which leads to a covered car port and garage. The garage may not be suitable for many modern cars but does provide superb storage space and is plumbed with a sink and has a doorway opening to the back garden.

This garage could present an opportunity to create a home office (subject to any necessary consents).

The back garden has paved terraces adjacent to the house and a further terraced area accessed from the kitchen which is very private and sheltered providing the perfect place to dine al-fresco.

Wide paved steps rise to the lawn which rises to the rear boundary. The garden and terraces have a south-west aspect and enjoy a good deal of sunshine with far-reaching bay views over the house from the top of the garden.

### **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 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 central heating with radiators.

**CURRENT PROPERTY TAX BAND E** (Payable Torbay Council 23025/2026 £2859.80)

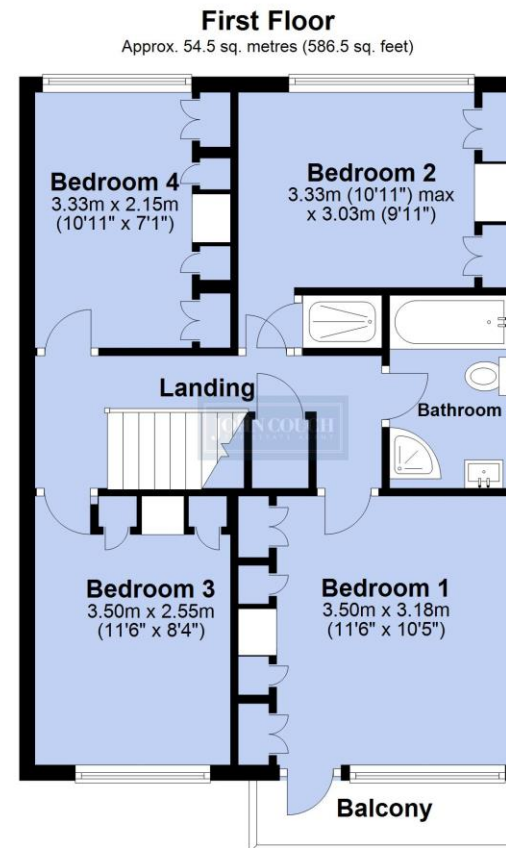
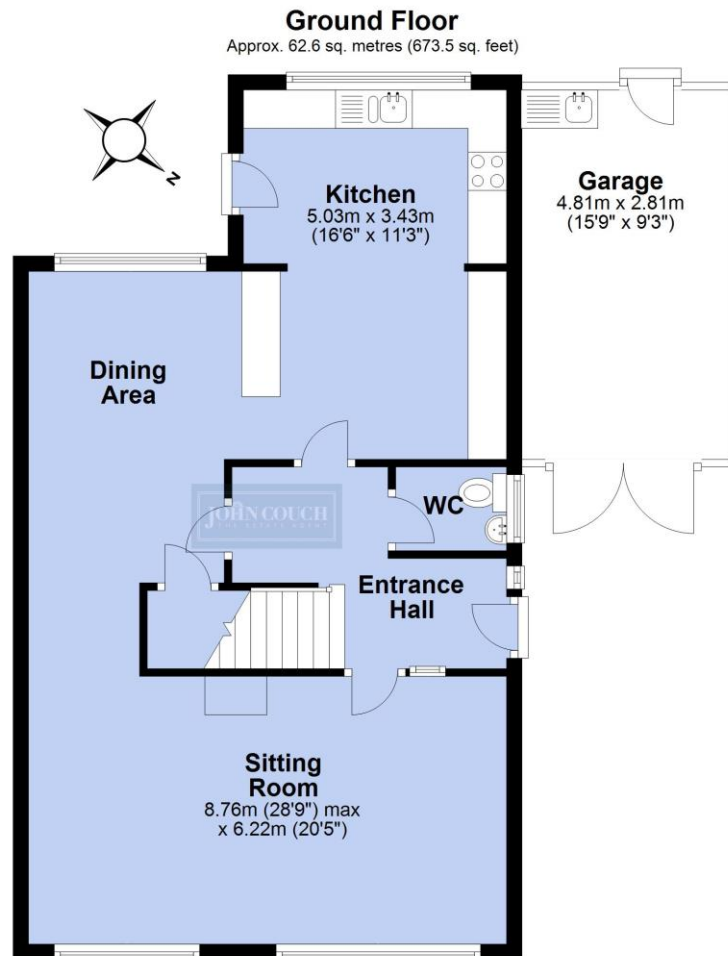
**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and Ultrafast (FTTP) (Estimated Ofcom Data)



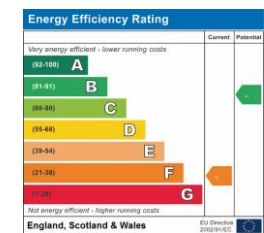








Total area: approx. 117.1 sq. metres (1260.0 sq. feet)



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.