



**JOHN COUCH**
THE ESTATE AGENT

Beggars Roost 8 Hawthorne Park Close
Torquay Devon

£595,000 Freehold



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Designed for single storey living with bright, spacious accommodation and extensive views around the bay, this well maintained home has two bedrooms and bathrooms, gardens, garage and driveway parking

- Living/dining room with balcony ■ Views into Tor Bay
- Contemporary kitchen ■ Utility area ■ Two double bedrooms
- En-suite ■ Family bathroom & WC
- Gardens with south/west aspect ■ Garage ■ Parking

FOR SALE FREEHOLD

Beggars Roost is set in a slightly elevated position in a cul-de-sac of similar homes within a quiet residential area of Torquay. This home offers easy to manage yet spacious accommodation comprising a sitting/dining room with balcony, contemporary kitchen, utility room, two double bedrooms one with an en-suite, a family bathroom and an additional WC. There are wonderful sea views from the front of the house, a single garage, driveway parking and established gardens to the front and rear.

LOCATION

Hawthorn Park Road is on the edge of the conservation area of Chelston which is considered one of the best-preserved areas of Torquay. The nearby village style communities of Walnut Road and Old Mill Road provide an excellent range of local amenities, with shops, cafes, a parish church and local bus service. The location is convenient for Torquay seafront and Torquay railway station.

A short distance away is the delightful village of Cockington with its quaint thatched cottages, pub, tea room and the 450-acre Cockington Country Park which can be explored through a network of paths and cycleways, including a delightful water meadow path that flows down towards the seafront.

DETAILS

Approached over a range of shallow steps from the pavement, the front door opens to a useful vestibule where a further door gives access to the wide entrance hall. To the left side is the sitting/dining room where bi-fold doors perfectly frame the far-reaching views around the bay and fully open giving a seamless inside/outside feel with direct access to the balcony. Two further windows to the side aspect ensure this room is flooded with natural daylight and there is ample space for both comfortable furniture and a dining table and chairs.

The adjacent kitchen has been well fitted with a good range of white high-gloss wall and base units incorporating some integrated appliances and with space for a large side-by side fridge/freezer. There are attractive contrasting worktops and a window to the side aspect, the kitchen also has space for a small table for casual dining if required. An archway opens to the rear lobby giving views onto the back garden with a door opening to the outside. Within this area is an airing cupboard and a utility cupboard with plumbing for a washing machine.

Returning to the hallway the principal bedroom can be found on the right side and is a bright spacious room with a large picture window displaying the views around the bay. There is an en-suite shower room and ample space for bedroom furniture. Bedroom two overlooks the back garden and is also of a good size. The family bathroom has been beautifully fitted with a contemporary white suite and there is an additional separate WC.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

A brick paved driveway bordered by mature shrubs leads to the single garage. Shallow, wide steps with a handrail rise through the middle of the front garden which has areas of lawn, established shrubs and some fine palm trees. The back garden has a south west aspect and a terrace making it the perfect place to enjoy afternoon sunshine. From the terrace steps rise to an area of lawn that is bordered by mature shrubs with green hedging to the boundary.

A decked pergola and summer house provide a lovely, sheltered spot to enjoy the garden and views. The garage sits below the house, with the driveway providing space for additional parking.

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

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.

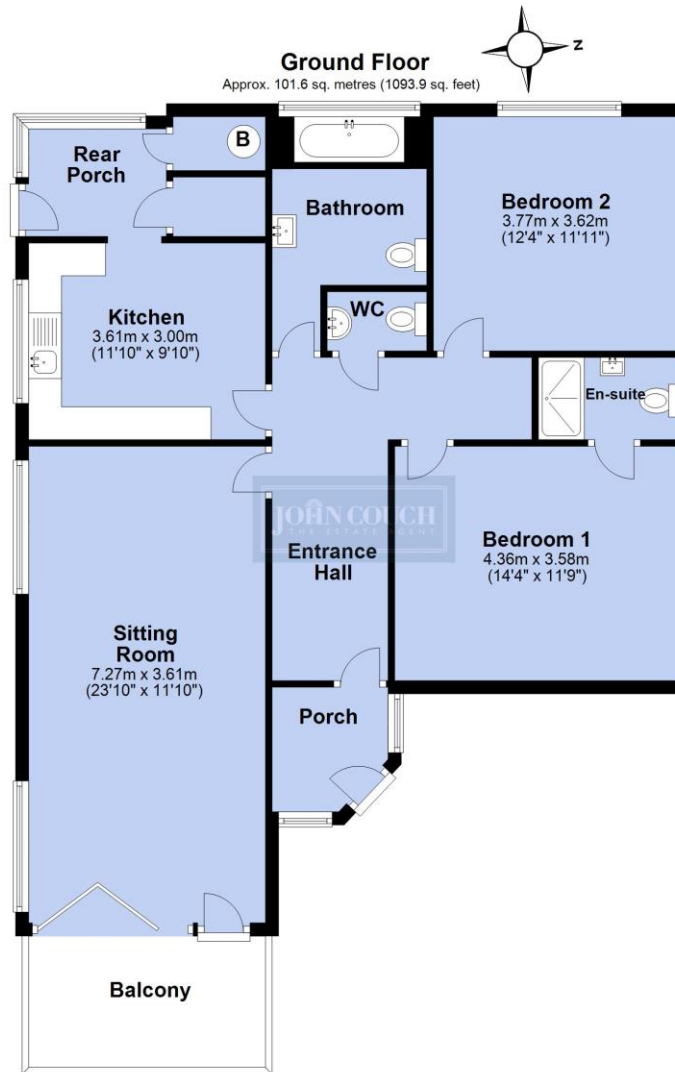
SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND E (Payable 2024/2025 £2729.04)

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







Total area: approx. 101.6 sq. metres (1093.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	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.