



**JOHN COUCH**
THE ESTATE AGENT

21 Mendip Road
Torquay Devon
£635,000 Freehold



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Torquay Devon TQ2 6UQ

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This re-imagined three bedroom property offers a home designed for lateral living with a relaxed vibe and south facing gardens that invite maximum enjoyment of outdoor living

- Level location ■ Open-plan living space ■ Utility room
- 3 bedrooms ■ One en-suite ■ Family shower room
- Garden room ■ Decked sun terrace ■ South facing gardens
- Garage ■ Off road parking

FOR SALE FREEHOLD

The property is set in a peaceful location on a large corner plot which provides off-road parking and delightful gardens that wrap around the house and have a good deal of privacy. The home offers contemporary style, spacious accommodation with a superb garden room providing additional space for a home office, a quiet retreat or entertaining space.

LOCATION

Mendip Road is in the sought after residential area of Livermead, with the house occupying a quiet corner plot on the edge of a no-through road.

This location is within easy reach of the sea front, beaches, Marina and town and is well served by a local bus route with good amenities in the area. Close by are Manscombe Woods where pathways lead to the Cockington Valley and Occombe Farm with its delicatessen and café.

Cockington Country Park covers 450 acres of beautiful countryside with parklands, formal gardens, ornamental lakes and a footpath through the water meadows towards to the sea. There are working craft studios, an 11th century church, 16th century Manor House and an historic thatched pub, The Drum Inn.

INTERIOR

From the driveway a few steps rise to the front door which opens to a welcoming hallway leading to the open-plan kitchen and reception room. This social space is bathed in natural light with bi-fold doors to the south side opening to the decked terrace. The interior space is neatly zoned for relaxed seating and dining areas, whilst the kitchen is contained behind a feature island unit.

Pairing form with function the kitchen is well fitted with attractive Azure Blue painted units complimented by stylish Verre Eglomise splashbacks and capped with contrasting countertops.

There is a range of integrated appliances and a pantry style cupboard for additional storage. This cleverly re-designed space provides practical modern living that invites a relaxed lifestyle with a contemporary wood-burner creating a cosy focal point for the cooler months.

From the inner hallway there are two double bedrooms both with views over the front aspect with attractive window shutters that give a lovely coastal feel whilst the neutral tones of white mist paint create a calming ambiance. The principal bedroom has wardrobe space and an en-suite with corner shower unit.

VIEWING BY APPOINTMENT ONLY

The third bedroom is a good sized single room which has a window to the side aspect and there is contemporary shower room with large walk-in shower.

The inner hallway gives access to a boarded loft space with pull-down ladder. Returning to the entrance there is a door to the utility room, which is a practical, well-planned room with space for outdoor wear, shoes and boots and with a sink and plumbing for laundry appliances.

OUTSIDE

The rear gardens have a good deal of privacy and are positioned to enjoy any available sunshine. A natural synergy has been created between the inside and outside spaces, with bi-fold doors from the living space opening to the sun terrace which enjoys views over the gardens. Steps lead down to a lower area where the current owners have a jacuzzi. The garden room makes a most attractive feature whilst also providing additional living space ideal for entertaining family and friends or for use as a quiet retreat or home office.

There is an additional seating area for quiet contemplation, a space to grow vegetables and even a concealed garden shed for storage.

To the front of the house the garden has been designed in a lovely pebble beach style which has the added benefit of making this an easy to manage space.

The driveway provides parking and leads to the single garage which has a dedicated laundry area to the rear complete with plumbing for a sink and laundry appliances. There is a door opening directly to the back 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 D (Payable Torbay Council 2024/2025 £2232.85)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) and Ultrafast (FTTP) (Estimated Ofcom Data)





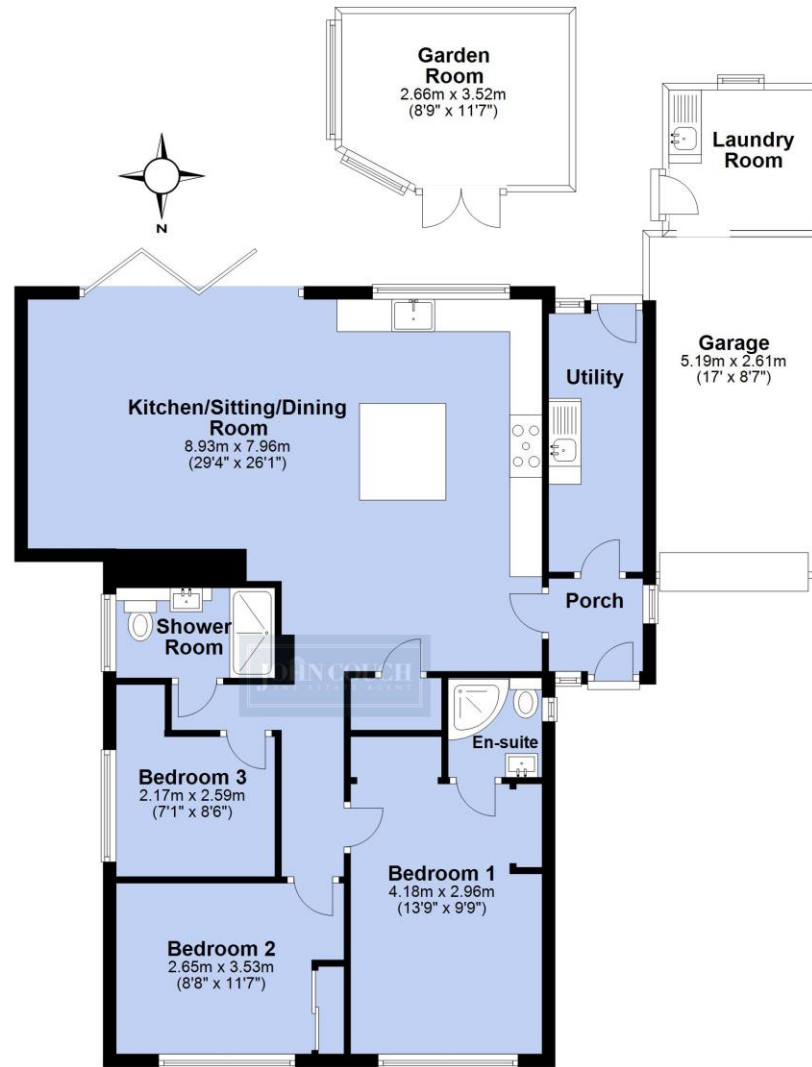




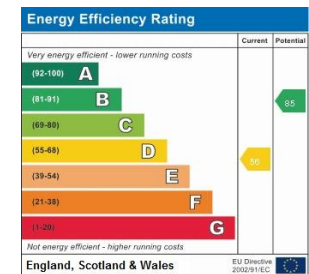




Ground Floor
Approx. 90.9 sq. metres (978.1 sq. feet)



Total area: approx. 90.9 sq. metres (978.1 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.