



**JOHN COUCH**
THE ESTATE AGENT

7 Bishops Close
Torquay Devon
£565,000 Freehold



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A deceptively spacious four bedroom home with a reverse level layout designed to capitalise on the sweeping views of the wooded hillsides of the beautiful Ilsham Valley, set in the desirable area of Wellswood and close to the beach

- Stunning far-reaching views
- Two reception rooms
- Kitchen
- Cloakroom/WC
- Shower room
- Bathroom
- Four bedrooms
- Balcony
- Driveway parking
- Gardens

FOR SALE FREEHOLD

This much loved home has been in the same family for over thirty years and was successfully extended some years ago to incorporate a dining room, providing a spacious, light filled home with larger than expected interior spaces. The house has been well maintained and is now presented with a subtle palette of colour providing a calm, relaxing home with captivating views over the gently sloping gardens and beautiful Ilsham Valley.

LOCATION

Bishops Close is a quiet cul-de-sac located in one of Torquay's most desirable areas, just off Ilsham Marine Drive, close to coastal paths and within walking distance to the beaches of Meadfoot and Ansteys Cove with their cafes and waterside terraces.

Nearby is the friendly village style community of Wellswood with its range of shops including a pub, restaurant, French patisserie, convenience stores, boutique shops and salons. Wellswood also has a bus service, a good primary school and parish church. The harbourside, marina and town are approximately 2 miles distant.

INTERIOR

From the brick-paved driveway there is level access to the covered entrance where the front door opens to the welcoming hallway with storage cupboards, a cloakroom/WC and to the right side is the sitting room. This spacious room spans the width of the house with the windows to the rear framing stunning views across the wooded Ilsham Valley and from where spectacular sunsets can be enjoyed.

Adjacent to this room, the kitchen/breakfast room has also been extended and is fitted with a good range of wall and base units incorporating some integrated appliances. The views across the hillsides are really captivating and there is space for a small table for casual dining. The dining room can be accessed directly from the hallway or through French doors leading from the kitchen, offering flexible family living/dining and has open views of the gardens opposite.

From the hallway, stairs descend to the bedroom level where one of the double bedrooms has a built-in wardrobe and overlooks the rear garden, with a large window and door opening to the balcony, making this a rather special room. Bedroom one is a large double bedroom and has excellent built-in storage cupboards with large windows to the front and side aspect flooding the room with natural light.

VIEWING BY APPOINTMENT ONLY

Bedroom two has two built-in wardrobes and is a double room with a large window framing the views onto the front garden. Bedroom four is a lovely single bedroom with views over the rear garden. Completing the accommodation at this level is a utility room with space and plumbing for laundry appliances and a door giving access to the balcony and garden, understairs storage, a family bathroom and separate shower room.

OUTSIDE

To the front of the house the driveway provides parking and the covered entrance allows for a table and chairs to be placed for enjoyment of the early morning sunshine. The front garden has been designed for ease of maintenance with a variety of shrubs providing year round interest. The rear garden is accessed from bedroom three or the utility room or by means of steps to the sides of the house. Situated beneath the balcony is an enclosed storage area which offers potential for converting into a secure store or workshop. A raised patio area leads to the garden which has a large area of lawn surrounded by an abundance of mature trees and shrubs that blend with the wooded valley views to create a seamless vista.

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.

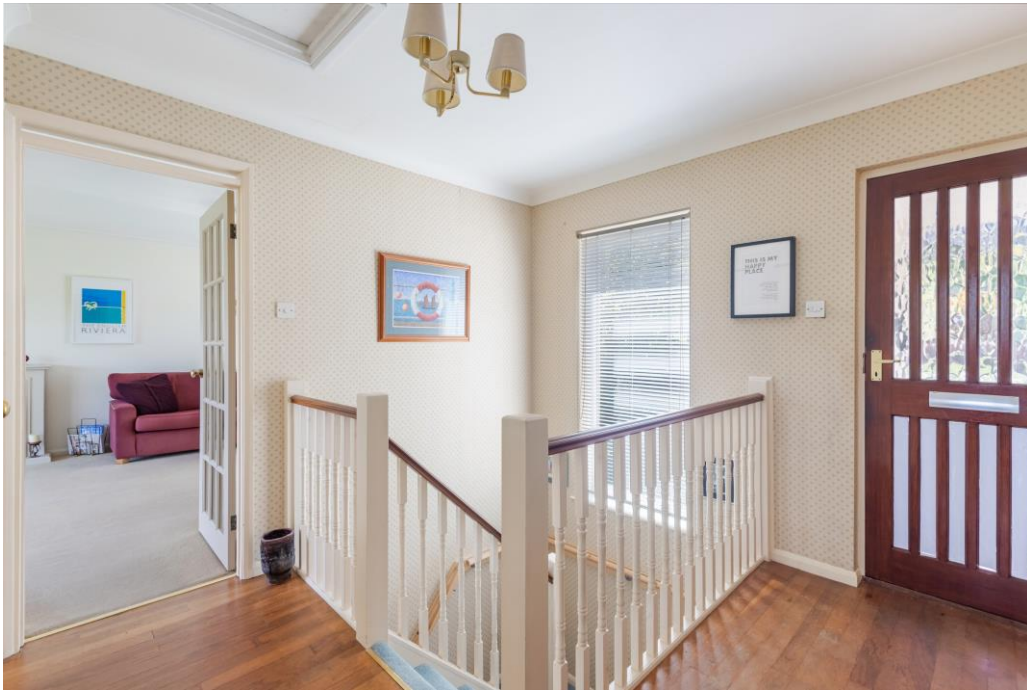
SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

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

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

BROADBAND Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)



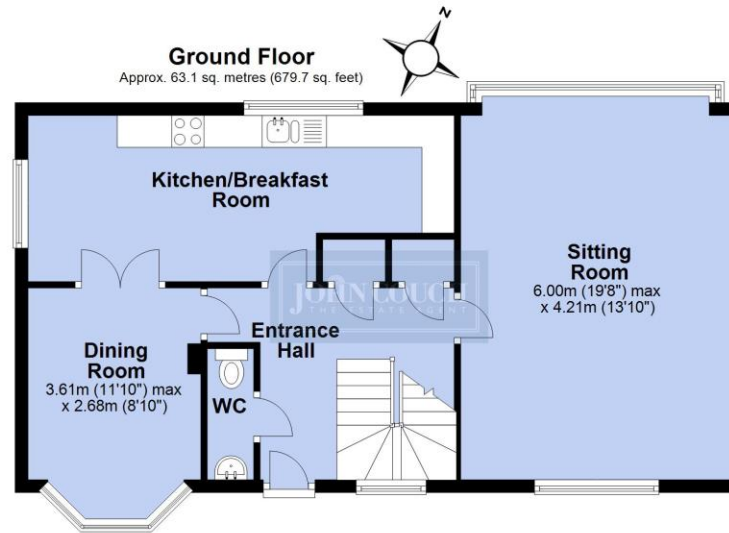
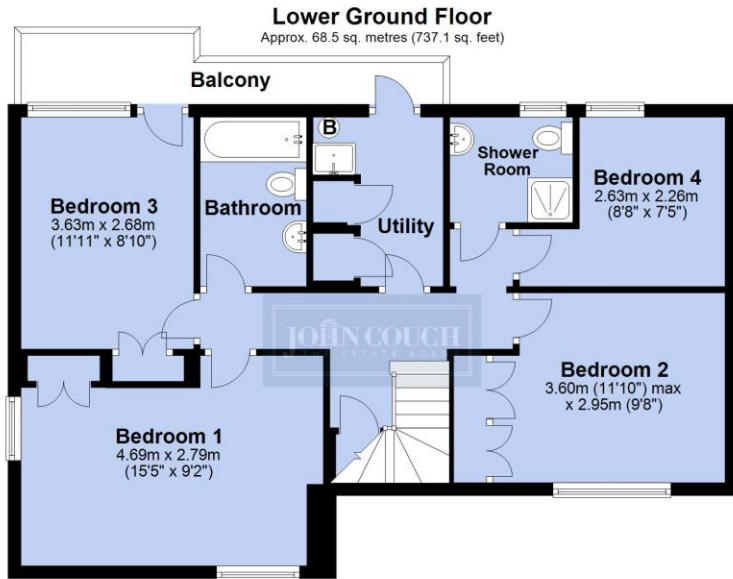




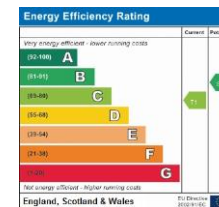








Total area: approx. 131.6 sq. metres (1416.8 sq. feet)



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.



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



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.