



**JOHN COUCH**
THE ESTATE AGENT

7 Hesketh Mews
Meadfoot Sea Road Torquay Devon

£415,000 Freehold



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Torquay Devon TQ1 2LT

£415,000 Freehold



A modern four bedroom townhouse forming part of a mews style development of similar homes with garage parking and courtyard garden very close to Meadfoot Beach and local bus service

- Open Plan kitchen/dining/living space with sun room area
- Cloakroom/WC
- 4 Bedrooms
- 1 En-suite shower room
- Jack 'n' Jill style new bathroom
- Garage
- Courtyard style garden
- Very close to Meadfoot Beach

FOR SALE FREEHOLD

This select development of modern mews style houses was built approximately twenty four years ago to complement nearby period buildings.

Presented with neutral décor this home is perfect for those seeking a relaxed and laid back lifestyle in very close proximity to the beach.

LOCATION

Hesketh Mews is within the Lincombes Conservation area sought after for its quiet ambiance and fine period architecture of which the adjacent Georgian crescent, now home to the Osborne Hotel is an impressive example. The mews is approximately 200m from the blue flag beach at Meadfoot which is nestled below an array of spectacular cliffs and provides a peaceful spot for relaxation or for the more energetic provides access to the South West Coastal Path.

The beach café is open all year and has a waterside terrace where you can enjoy the views of Thatcher Rock and across the bay to Brixham.

At the nearby village style community of Wellswood there are excellent local amenities with a Parish Church, School (subject to any catchment area rules), pub, shops, salons, convenience stores, delicatessen, post office, pharmacy, restaurant and cafes.

A local bus runs in the vicinity and the house is within easy reach of the harbour, marina and all that Torquay has to offer.

INTERIOR

Unfolding over three floors the well-laid out accommodation provides living space to the ground floor with the bedrooms and bathrooms to the upper levels.

Accessed from the entrance hall, the sitting room provides space for comfortable furniture with the southerly aspect allowing a good deal of natural daylight.

The kitchen/dining areas naturally divide to allow for the kitchen to be tucked away into a niche with the adjacent dining area flowing into a large bay area which has been designed for relaxation and has a glass apex roof creating a conservatory feel with double doors opening to the garden.

The kitchen is partially set back in an alcove and is fitted with a range of wall and base units and there is ample space for a good sized dining table and chairs. Completing the accommodation is a half lobby with a further door to the garden and a cloakroom/WC.

VIEWING BY APPOINTMENT ONLY

To the first floor are two double bedrooms, one has a built-in wardrobe and overlooks the front of the house, whilst the other at the rear is currently used as a home office.

These rooms are served by a newly fitted jack and jill style family bathroom that has a shower over the P-shaped bath. The principal bedroom is situated to the upper floor where there is a built-in wardrobe and an en-suite shower room. The fourth bedroom also has a built in cupboard and there is a further storage cupboard on the landing which houses the boiler.

OUTSIDE

Accessed from the kitchen/dining room the enclosed courtyard garden has a small area of lawn and a flower border with a pathway leading to the back gate. The gate opens to the service road to the rear where the single garage is within a block and has an up and over door and power and light.

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 £2729.04)

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

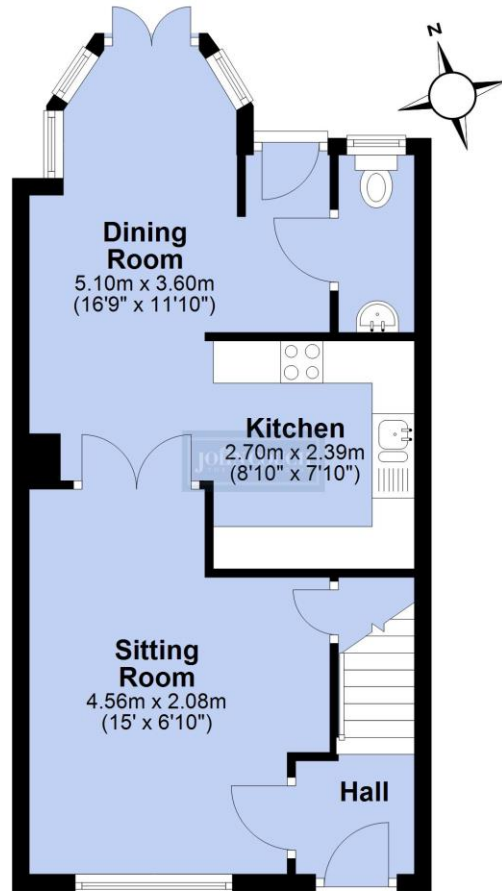






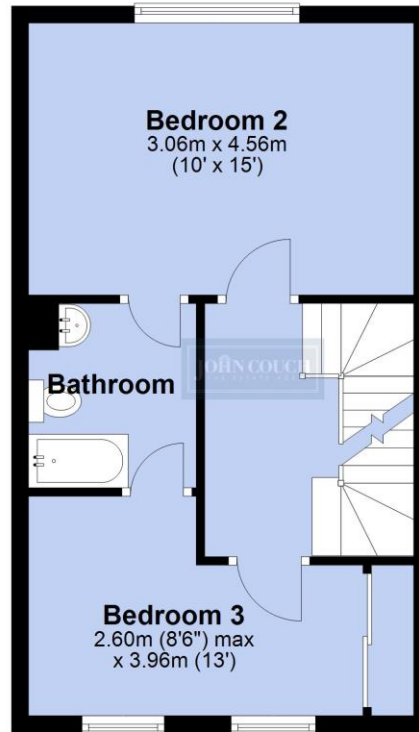
Ground Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



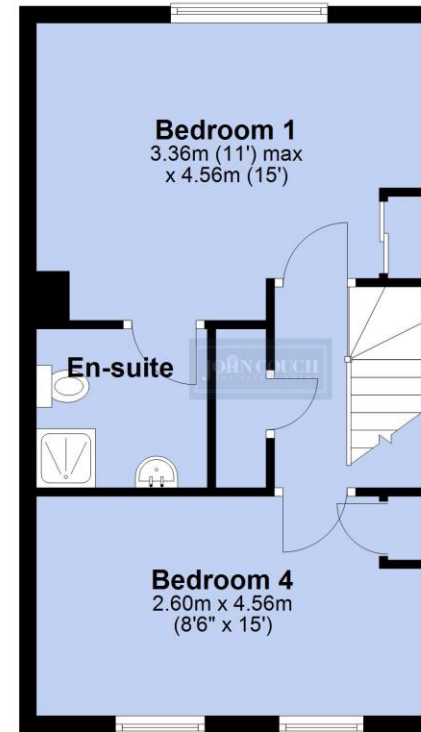
First Floor

Approx. 36.7 sq. metres (394.7 sq. feet)

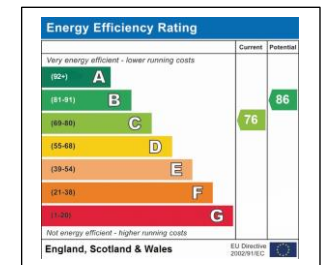


Second Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



Total area: approx. 114.7 sq. metres (1234.6 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.