



**JOHN COUCH**
THE ESTATE AGENT

9 Teal Close
Torquay Devon
£490,000 Freehold



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A beautifully presented and updated four bedroom detached home with easy to manage gardens, superb home office/garden room, garage and parking close to excellent amenities and Torbay Hospital

- Sitting Room ■ Conservatory
- Kitchen/dining room ■ Cloakroom/WC
- 4 Bedrooms ■ En-suite shower room ■ Family bathroom
- Garden room/home office ■ Gardens ■ Garage + Parking

FOR SALE FREEHOLD

This upgraded detached house has well maintained accommodation that is beautifully presented in soft neutral tones with excellent outside spaces that enjoy a good deal of available sunshine throughout the day. The enviable corner position allows for a good degree of privacy and the gardens have been enhanced by a conservatory and a detached garden room. There is a single garage to the front with tandem parking for two cars.

LOCATION

Extensive facilities are very close by at nearby retail parks which provide an extensive choice of major supermarkets and a good range of popular high street stores. Torbay Hospital and local schools, including the boys' and girls' grammar schools, can be found in the vicinity (subject to catchment rules). The area also has a range of local buses and Torre Station is approximately two miles distant.

Torquay town, with its many facilities, sandy beaches and seafront promenade are within just three miles and this location is also ideal for those needing to get out of town with the bypass creating a fast link with the Devon Expressway (A38), Newton Abbot and beyond.

INTERIOR

Approached by steps from the garage and parking area, the ground floor of the house offers a superb kitchen/dining room which runs the full width of the house creating an excellent space for family meals or entertaining. The superb kitchen has been fitted with a good range of wall and base units with space for appliances, capped with contemporary white Quartz worktops with a kitchen island providing useful additional space and creating a natural division with the dining area.

The sitting room has a large window overlooking the front aspect and there is a feature fireplace with good space for comfortable furniture. To the rear, sliding glass doors open to the conservatory which is also accessible from the kitchen. The conservatory is the perfect spot for relaxing whilst enjoying the garden especially during the cooler months or on rainy days. This room has been well constructed with a solid roof inset with roof lights and there are double doors opening to the side terrace with a single door opening to the rear garden.

Returning to the hallway there is a cloakroom/WC and the understairs area has been well fitted with some clever and useful concealed storage units. Stairs rise to the first floor landing where there is access to the loft and natural daylight is provided by a very effective sun tunnel/light pipe.

VIEWING BY APPOINTMENT ONLY

To the front of the house are two double bedrooms with views over the surrounding area, both rooms have built-in wardrobe storage with the principal bedroom having a smart en-suite shower room with a window overlooking the rear garden and under-floor heating.

Continuing along the landing are two bedrooms that have views over the rear garden, bedroom three having a built-in storage cupboard. Completing the first floor accommodation is a smart contemporary bathroom where there is a bath with shower over, a window to the rear and underfloor heating.

OUTSIDE

A single garage with electric up and over door provides secure parking with two tandem parking spaces in front. Steps rise from this area to the front of the house where the pathway divides a lawn and leads to the main garden areas which lie to the rear and side of the house.

From the conservatory a pathway leads to a paved terrace which is the perfect spot for al fresco dining and adjacent to this space is a large composite deck giving access to the contemporary garden room. This superb room is currently used as a home office and has 'A' rated glass windows and doors, power, lighting, heating and a full fibre broadband connection. This flexible space with its wall of glass flows beautifully with the outdoor spaces that have been laid out for maximum enjoyment of available sunshine and with low maintenance in mind.

From the rear path gated steps rise to an area of level lawn that is bounded by mature shrubs and trees. There is a garden shed and excellent views over the house and across the surrounding area.

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. There are four theatres and two cinemas around the bay offering a range of entertainment throughout the year. The town has a good range of shops and galleries with further facilities located at out of town shopping parks.

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 boiler with radiators.

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

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







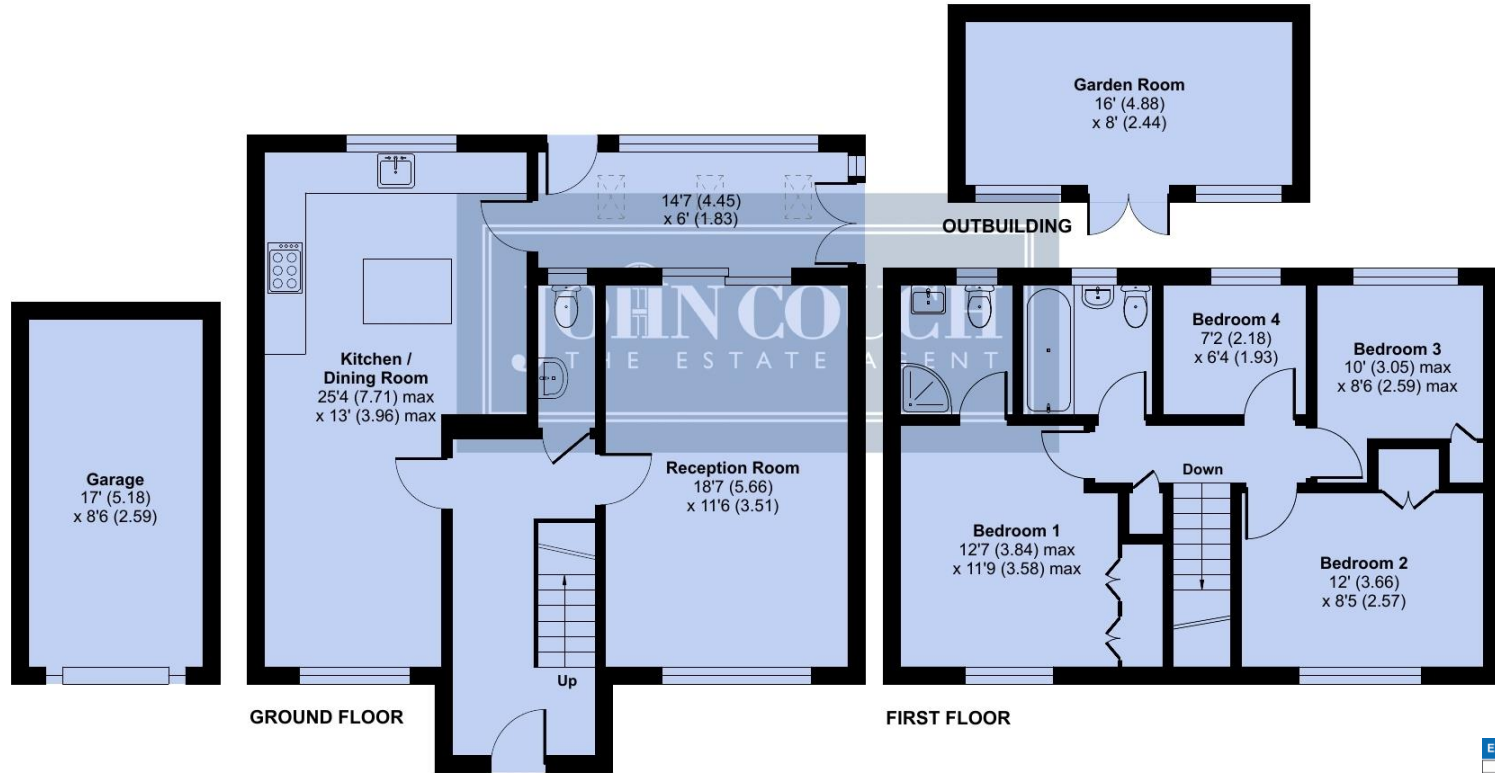








Approximate Area = 1280 sq ft / 118.9 sq m
 Garage = 145 sq ft / 13.5 sq m
 Outbuilding = 128 sq ft / 11.8 sq m
 Total = 1553 sq ft / 144.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for John Couch The Estate Agent. REF: 1168943

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C	73	
(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.