



**JOHN COUCH**
THE ESTATE AGENT

9 Hesketh Mews Meadfoot Sea Road
Torquay Devon

£435,000 Freehold



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Torquay Devon TQ1 2LT

£435,000 Freehold



Designed to complement the surrounding period architecture this modern four bedroom end of terrace townhouse unfolds over three levels, has garage parking, courtyard gardens and is within a few minutes' walk of Meadfoot Beach

- Close to Meadfoot Beach
- Sitting/dining room ■ Kitchen ■ Cloakroom/WC
- Four double bedrooms ■ En-suite shower room
- Family bathroom ■ Garage ■ Courtyard gardens

FOR SALE FREEHOLD

Hesketh Mews is a smart development of mews style houses built by a well-respected local developer approximately twenty four years ago. This well maintained home is presented with soft contemporary décor creating a restful ambiance and is ideal for those wanting a relaxing lifestyle in close proximity to the beach.

LOCATION

Hesketh Mews is within the Lincombes Conservation area sought after for its peaceful residential roads graced with fine period architecture, of which the adjacent Georgian crescent, now home to the Osborne Hotel is an impressive example.

The house 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 adventurous provides access to the South West Coastal Path.

The licensed 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

Access is from within the gated courtyard garden that sits to the side of the house where the smart front door opens to a hallway where there is a cloakroom/WC that also houses the recently installed gas boiler.

The kitchen is located to the rear of the house and has been well fitted with a good range of wall and base units that incorporate a range of integrated appliances. A small breakfast bar is adjacent to the glazed back door which opens to the courtyard garden.

To the front of the house the sitting/dining room is a lovely bright room where a six seater dining table and chairs can be positioned to enjoy the views over the side courtyard garden. There is also ample space for two sofas for relaxation and a further window gives views to the front aspect.

Returning to the hallway, stairs rise to the first floor where there are two double bedrooms both with fitted wardrobes, bedroom two is dual aspect with windows to the front and side aspect, whilst bedroom three has views over the courtyard garden to the rear. The family bathroom has been newly fitted with a smart contemporary bath with shower over.

VIEWING BY APPOINTMENT ONLY

The second floor has two further bedrooms. The principal bedroom is at the front and has windows on two sides giving pleasant views over the surrounding area and filling the room with light. There is a fitted wardrobe and an en-suite shower room. To the back of the house is bedroom four which also has a fitted wardrobe and enjoys views over the courtyard to the rear.

OUTSIDE

This house has two separate courtyard gardens. The first of which is adjacent to the front door and is enclosed with low walls and period style railings. This area has a south-west aspect and is large enough for casual dining with space for pots and a garden bench. The rear courtyard garden is accessed from the kitchen and is enclosed with a fence to one side and a wall to the other with a secure gate opening to the parking area. This enclosed courtyard is perfect for enjoying the late afternoon sunshine and there is a hot tub and space for garden furniture for relaxation.

The garage is located on the end of a small block and has an up and over door, power and light. (The garages at Hesketh Mews are of leasehold tenure) A small service road from Meadfoot Sea Road allows vehicle access. For the leasehold element there is a service charge payable which is currently £200 per annum.

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 The house is currently registered for Business Rates but we believe the house was previously rated as Band E (Payable 2023/24 - £2729.04)

MOBILE PHONE COVERAGE 02 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)



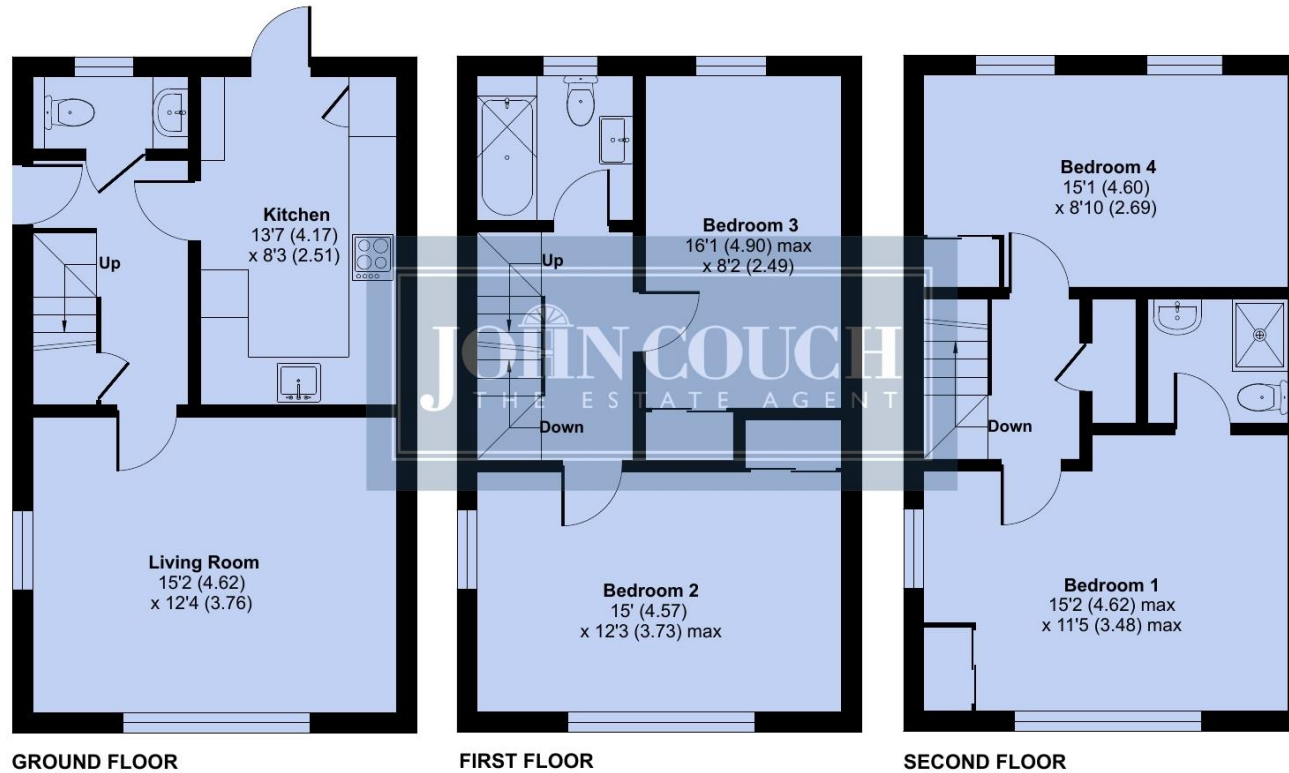




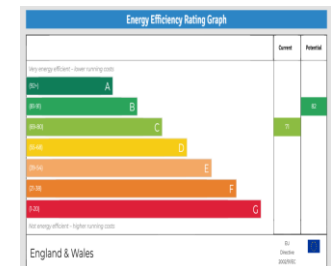
Meadfoot Sea Road, Torquay, TQ1

Approximate Area = 1206 sq ft / 112 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). © nche.com 2024. Produced for John Couch The Estate Agent. REF: 1169301



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.