



**JOHN COUCH**  
THE ESTATE AGENT

9 Ansteys Close  
Torquay Devon  
**£560,000 Freehold**







# 9 Ansteys Close Torquay Devon TQ1 2QP £560,000 Freehold



A smartly presented three bedroom link-detached home with lovely sea views, parking, single garage and terraced gardens situated in the heart of Wellswood and close to local beaches

- Updated and extended link-detached house in the heart of Wellswood
- Kitchen/dining room ■ Large sitting room ■ Study
- Three bedrooms ■ Family bathroom ■ Cloakroom/WC
- Garage and driveway parking ■ Terraced garden with sea views

## FOR SALE FREEHOLD

With lovely sea views, this spacious house was built in the late 1960's, has been updated and extended in recent years and is now presented in neutral tones that create a calming ambiance. This desirable home and gardens have been designed for a relaxed lifestyle that is enhanced by low-maintenance gardens, a single garage and driveway parking.

## LOCATION

Ansteys Close is a quiet cul-de-sac, sought after for its peaceful ambiance and proximity to the village style community at Wellswood, with its church, school, French patisserie, Post Office, delicatessen, pharmacy, pub, restaurant, cafes and shops.

To the side of the house a public right of way leads to Ansteys Cove, giving quick access to coastal walks and footpaths.

There are excellent local buses services and the popular beaches of Ansteys Cove and Meadfoot, with colourful beach huts and waterside cafes, are both within easy reach.

## INTERIOR

The front door opens to the hallway where a cloakroom/WC and an understairs cupboard are found on the left side. Doors on the right side open to the dining room and kitchen which is an open plan space naturally zoned to provide a space to the front of the house perfect for dining with its attractive bay window creating the ideal space for a dining table and chairs.

To the rear the room opens up to the kitchen. This area is fully fitted with a range of wall and base units that incorporate integrated appliances.

A door opens to the side of the house where there are some full height built-in storage units perfect for storing gardening paraphernalia.

Located to the rear of the plan is a large sitting room where you are drawn to the expanses of windows that frame the views over the garden across to the hillside at Stoodley and into Lyme Bay. French doors open to the garden terrace and there is a feature fireplace with coal-effect fire, flanked by inset display niches with storage below.

To the side of the room double doors open to a large home office/study which enjoys the same sea views with patio doors opening to the rear garden.

**VIEWING BY APPOINTMENT ONLY**

From the hallway stairs rise to the first floor where there are three bedrooms and a contemporary family bathroom with a bath with shower over.

The principal bedroom is located to the front of the house and has built-in wardrobes, with a feature bay window with door opening to a small balcony. The second bedroom also has a built-in wardrobe with stunning views over the rear garden, hillsides and the sea beyond. The third bedroom also enjoys the lovely views over the surrounding area into the sea.

### OUTSIDE

The front garden has been designed for ease of maintenance with a small area of lawn boarded by a low wall and with a tarmac driveway leading to the garage and providing parking. The garage has an automated up and over door.

The main gardens are at the rear of the house accessed from the living room and study where a large paved patio provides the perfect spot for relaxation and al-fresco dining. Steps lead down to areas of lawn which are perfect for recreation with an ornamental pond positioned close to the boundary. A gate to the side gives returns to the front.

### RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era.

The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts.



**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, Plymouth and the M5 motorway. The international airport at Exeter is 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 B** (Payable Torbay Council 2025/26 £3379.77)

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

**BROADBAND** Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

























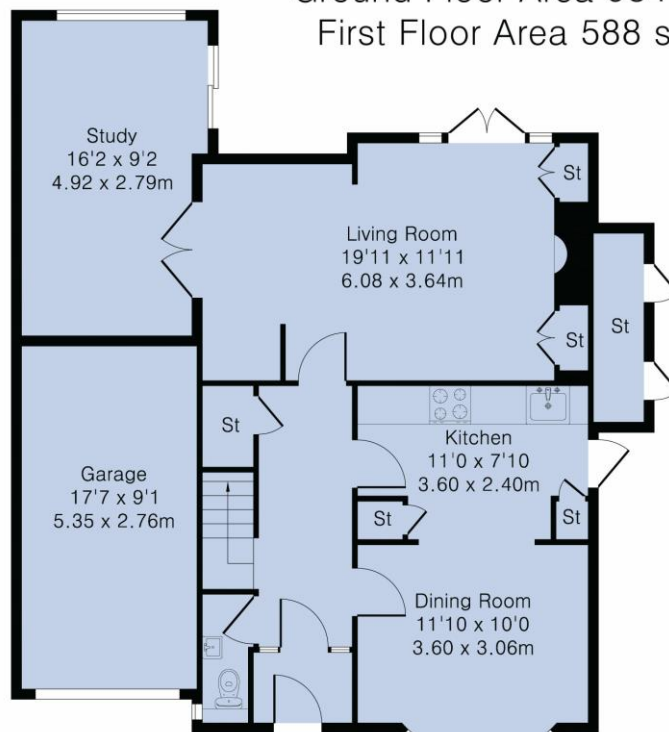




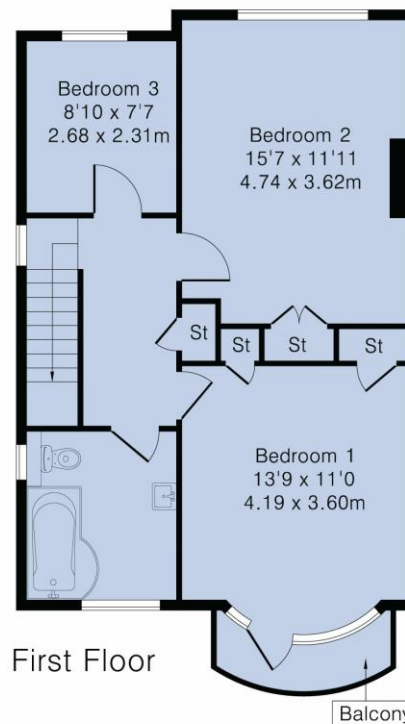
## Approximate Gross Internal Area 1522 sq ft - 142 sq m

Ground Floor Area 934 sq ft – 87 sq m

First Floor Area 588 sq ft – 55 sq m



Ground Floor



First Floor

Balcony

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.