



JOHN COUCH
THE ESTATE AGENT

73 Ilsham Road
Wellwood Torquay Devon

£350,000 Freehold



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Wellswood Torquay Devon TQ1 2JF

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A charming Victorian cottage, perfectly located in the heart of Wellswood, offering the opportunity to acquire a home with a blend of period character and modern comfort

FOR SALE FREEHOLD

Perfectly positioned in the very heart of Wellswood, widely regarded as one of Torquay's prestigious and enduringly sought after neighbourhoods, this charming Victorian cottage offers the opportunity to acquire a home with an appealing blend of period character, modern comfort and an enviable village lifestyle.

Discreetly attached to the side and rear, the cottage enjoys a strong sense of privacy and presence, enhanced by its traditional architecture and thoughtfully arranged accommodation.

INTERIOR

The sitting room is a particularly inviting space, enjoying a dual aspect with views to both the front and side, overlooking the cottage gardens. This inviting space is light filled and well proportioned, providing a warm and welcoming setting for everyday living or relaxed entertaining.

To the side a generous kitchen/dining room forms the heart of the home, fitted with a range of units complementing the style of the property, whilst offering excellent functionality. This is a space equally suited to informal dining, morning coffee or hosting friends.

Upstairs the accommodation continues to impress with a traditional staircase rising to the landing and two well proportioned bedrooms, the principal bedroom benefitting from fitted wardrobes. This room, positioned over the sitting room, mirrors the dual aspect layout and enjoys a sense of space and light. A well appointed bathroom is thoughtfully located between the two bedrooms serving the accommodation with ease and discretion.

Entrance hall ■ Living room ■ Kitchen
2 bedrooms ■ Bathroom
Small garden ■ Garage

OUTSIDE

The garden provides a small yet attractive low maintenance extension of the living space – ideal for quite enjoyment and adding to the cottage's overall charm. There is a separate single garage providing secure parking.

LOCATION

Wellswood captures a village style atmosphere, with a parade of independent cafes, boutiques and local shops, providing a lifestyle that feels both exclusive and effortlessly convenient. It benefits from a highly regarded junior school (subject to catchment rulings) and a local Church, a focal part of the community, hosting clubs and societies throughout the year. Scenic coastal paths in the immediate area offer leisurely walks through woodlands and meadows leading to the beaches of both Ansteys Cove and Meadfoot.

VIEWING BY APPOINTMENT ONLY

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Torquay is much more than a seaside town, it is a destination for enjoyable living and outdoor leisure, where water based activities, waterfront restaurants and bars form just part of the picture.

A wealth of parks and gardens offer recreational space and a calendar of cultural events offer a lifestyle ideal for all ages. The town balances its natural beauty with the necessities of everyday living, with excellent schooling, hospital care and retail needs covered by out of town shopping centres.

Excellent transport links include direct rail services to London Paddington, with trains linking to the inter-city network at Newton Abbot, Exeter and beyond. The South Devon Highway provides access to the M5 motorway, with an international airport at Exeter (approximately 26 miles distant) and cross channel ferry service from Plymouth (approximately 34 miles distant) taking you to Roscoff in Northern France.

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 C (Payable
Torbay Council 2025/26 £2089)

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 951 sq ft - 88 sq m (Excluding Garage)

Ground Floor Area 453 sq ft - 42 sq m

First Floor Area 498 sq ft - 46 sq m

Garage Area 116 sq ft - 11 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs.			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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