



JOHN COUCH
THE ESTATE AGENT

16 Court Road
Torquay Devon
£750,000 Freehold



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Torquay Devon TQ2 6SE

£750,000



This stylish detached house has been skillfully extended and comprehensively refurbished to provide a four bedroom home with south facing terraces and southerly views across the Cockington Valley

Entrance hall ■ Dining room ■ Sitting room ■ Kitchen ■ Utility
2 bedrooms ■ Shower room ■ Bathroom
2 first floor bedrooms ■ Dressing room ■ 2 en-suites
Garage ■ Gardens ■ Store room

FOR SALE FREEHOLD

The deceptive exterior conceals a completely reimagined home that offers excellent space for family living with four bedrooms and four bathrooms. The space provides flexibility and could be future proof with two bedrooms and bathrooms at ground floor and two at first floor level. The home has been finished to a very high standard with the immaculate presentation showcasing the contemporary design whilst large windows frame the stunning south westerly views over the Cockington Valley. Outside terraces are positioned to capture maximum sunshine whilst enjoying far reaching views and a level area of garden is ideal for children. A garden room below the house with full head height currently provides excellent storage but would make an excellent home office or gym.

The house has been re-wired and re-plumbed, has a new roof and insulation, new uPVC windows and doors. There is no onward chain.

INTERIOR

The front door opens to a spacious hall which leads straight to the contemporary kitchen/ dining room where there is space for a large dining table and chairs and room for a comfy sofa, allowing family life to comfortably play out. The newly fitted kitchen area has sleek modern units incorporating a range of integrated appliances centred around a large kitchen island that provides additional workspace and an area for casual dining. The large picture window floods the room with light and overlooks the far-reaching views over the valley with a glass door giving direct access to the terrace.

A separate utility room is well fitted with wall and base units with integrated sink and space and plumbing for laundry appliances. The thoughtful design has incorporated built-in drying and airing racks and there is a door to the rear terrace.

The sizeable sitting room has uninterrupted southerly views through the full-length bi-fold doors that open to the decked terrace and fill the room with daylight, seamlessly merging the inside with outside spaces. In the winter months the glow of the wood-burning fire provides an alternative focal point. Returning to the hallway there are two double bedrooms overlooking the front garden one with fitted cupboards for storage. A family bathroom has a stylish bath and double width shower and a further newly fitted shower room is located off the utility room.

VIEWING BY APPOINTMENT ONLY

A contemporary oak and glass staircase rises to the first floor where there are two bedrooms including a fabulous principal suite with walk in closet, and en-suite shower room with walk in shower. This room enjoys stunning views over the Cockington Valley through the full-length sliding glass doors (Juliette Balcony to be fitted). The second bedroom is also a double room and has built in cupboards and a contemporary en-suite shower room.

OUTSIDE

The tiered front garden has been designed for low maintenance and planted with Mediterranean style plants which gives the house a fresh contemporary appearance. A resin-bound driveway provides space for off-road parking and leads to a small single garage with separate steps and a pathway leading to the front door. (The garage may not be large enough for modern cars).

Accessed from the kitchen, sitting and utility rooms is a large, decked terrace that runs the width of the house and has a glass balustrade giving uninterrupted views across the Cockington Valley and providing a secluded space to relax whilst enjoying the available sunshine. Steps descend to a superb, wide flagstone terrace with contemporary stainless steel post and cable balustrading. Set under the house is a garden room with door and window that would make an excellent home office, gym or workshop. Wide steps lead down to an area of level lawn perfect for children to play or for a sedate game of bowls.

Raised beds are planted to provide colour and interest and from the end of the lawn a pathway flows down to a concealed area of wild garden.

LOCATION

Court Road is in a sought after residential location being convenient for the town and harbour and close to the village style communities centred around Walnut Road and Old Mill Road where there is an excellent range of amenities. The 450 acre Cockington Park with its preserved thatched cottages, tea rooms, historic buildings and listed pub is close by and can be explored through a network of paths and cycleways. This location also allows easy access to the ring road, Torbay Hospital, edge of town retail parks and a range of good schools including the Boy's and Girl's Grammar Schools.

AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a good range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

COMMUNICATIONS

The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an International Airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water with separate garden supply, 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 2024/2025 £2729.04).

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

BROADBAND Standard (ADSL) and Ultrafast (FTTP) (Estimated Ofcom Data)



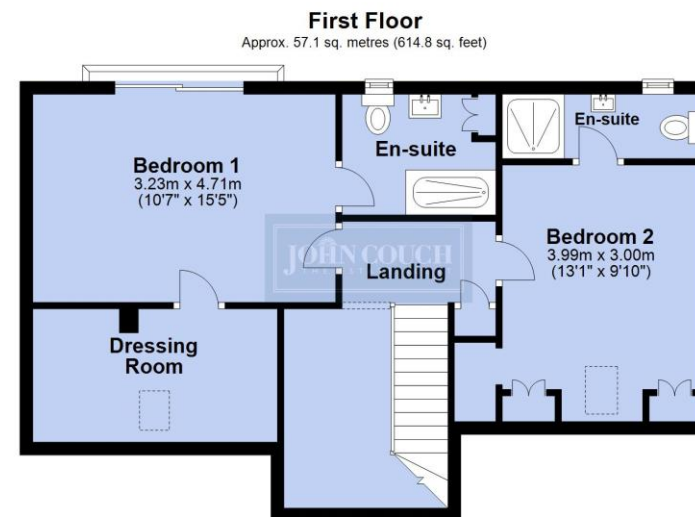
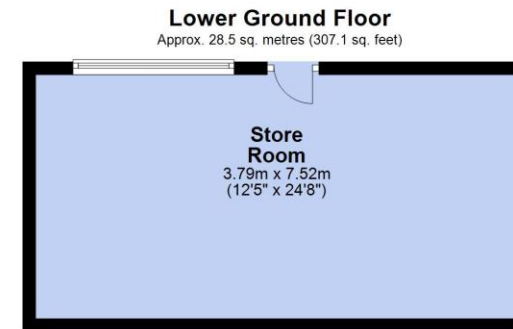
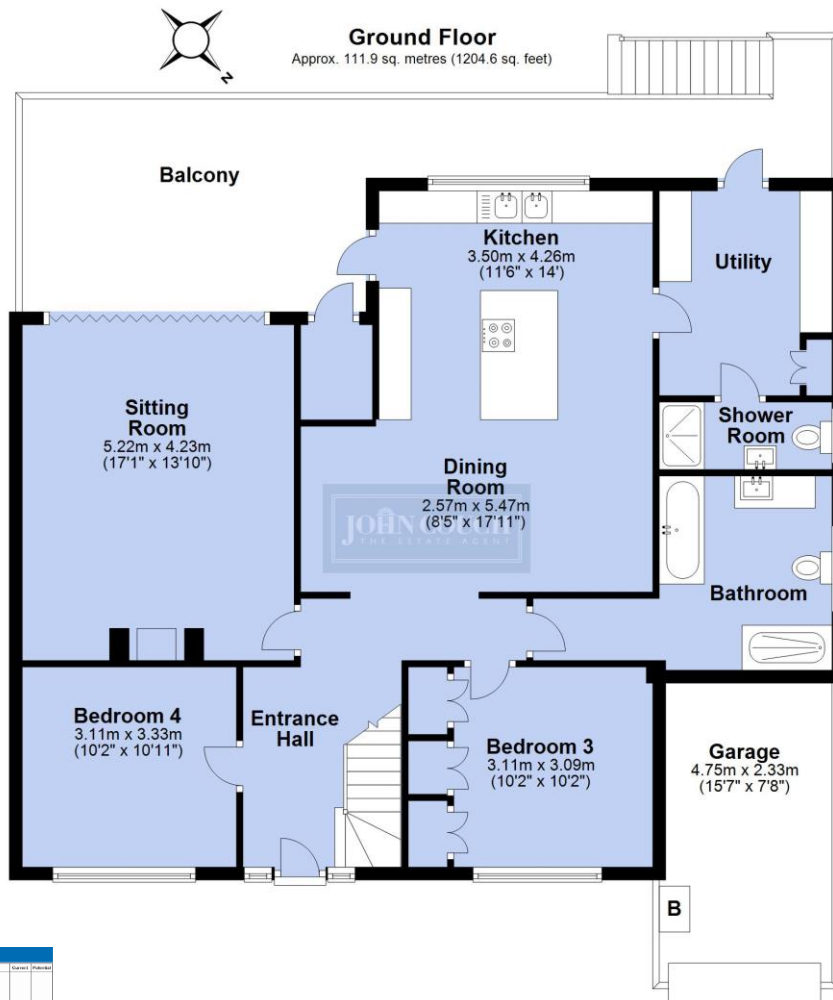












Energy Efficiency Rating	
Very energy efficient - lower running costs	Current (Predicted)
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient - higher running costs	

England, Scotland & Wales

Total area: approx. 197.6 sq. metres (2126.5 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.