



JOHN COUCH
THE ESTATE AGENT

Bellair Cottage Higher Erith Road
Torquay Devon

£200,000 Freehold



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A most attractive Victorian era cottage now ready for a new lease of life, set at the heart of Wellswood within a Conservation Area, the cottage has over 1,000 sq. ft of accommodation and a small private garden

- Wellswood location ■ Conservation area ■ Victorian cottage
- Sitting room ■ Kitchen/dining room ■ Study area
- Three bedrooms ■ Bathroom ■ Cloakroom/WC ■ Garden

FOR SALE FREEHOLD

This unique period cottage unfolds over two levels and offers the new owners the chance to create a bespoke home with period character in a sought after Wellswood location.

Approached from Higher Erith Road a wrought-iron gate opens to a pathway that leads to a courtyard style garden where there is space for seating and where there is a small decorative pond.

Five steps rise to the front door that opens to a welcoming entrance hall. At this level there are three bedrooms and a family bathroom with glazed doors providing excellent natural light and giving access to an area of shared roof terrace which can be used for drying laundry.*

A small room located to the rear would make an excellent home office or hobbies rooms and there is also a cloakroom/WC.

The sitting room has a lovely period fireplace with good space for comfortable furniture, and two windows providing natural illumination and views over Kents Lane.

Returning to the hallway, stairs descend to the lower level where there is a kitchen/dining room. The kitchen has fitted units with space for appliances and within the dining area is a really characterful fireplace which is thought to be original.

A door opens directly onto Kents Lane making access to the facilities of Wellswood easy.

NOTE

From the inner hallway double doors at the rear open to an area of roof terrace which is subject to a lease granted to the neighbouring property but which allows a small area to be used by Bellair Cottage for drying laundry.

LOCATION

Higher Erith Road sits within a conservation area with Bellair Cottage sitting adjacent to the vibrant local community of Wellswood where the excellent local amenities include a pharmacy, post office, French patisserie, delicatessen, convenience stores, salons, pub, cafes, restaurant, Church and school.

Close by are beaches at Meadfoot and Ansteys Cove, both of which have cafes with waterside terraces. A comprehensive bus service operates from the nearby Babbacombe Road.

Please note that because Bellair Cottage is within a conservation area the usual permitted development rights may be restricted.

VIEWING BY APPOINTMENT ONLY

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 and arts festivals.

COMMUNICATIONS

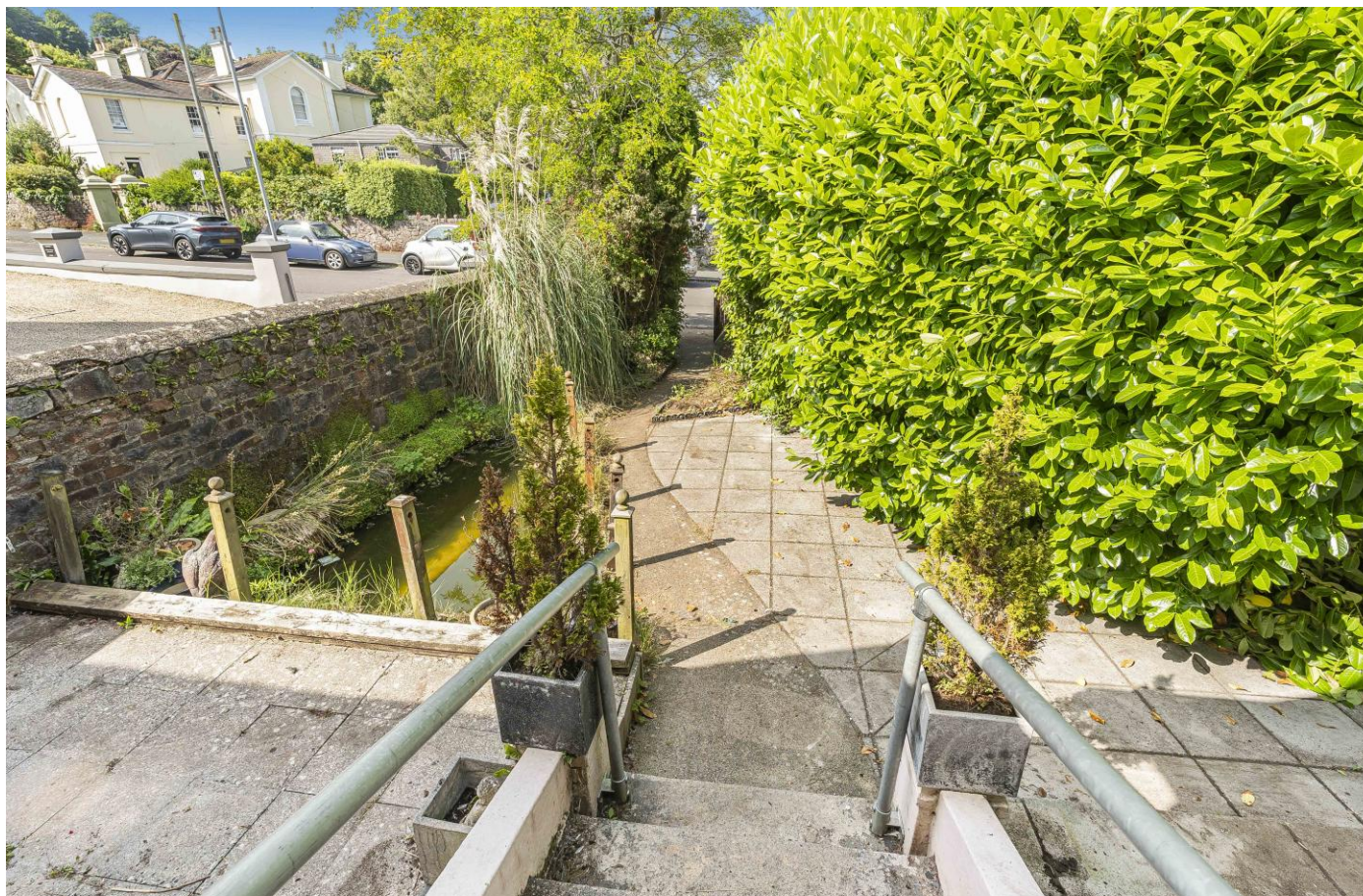
Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach. The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing 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 C (Payable Torbay Council 2025/26 £2079/86)

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

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





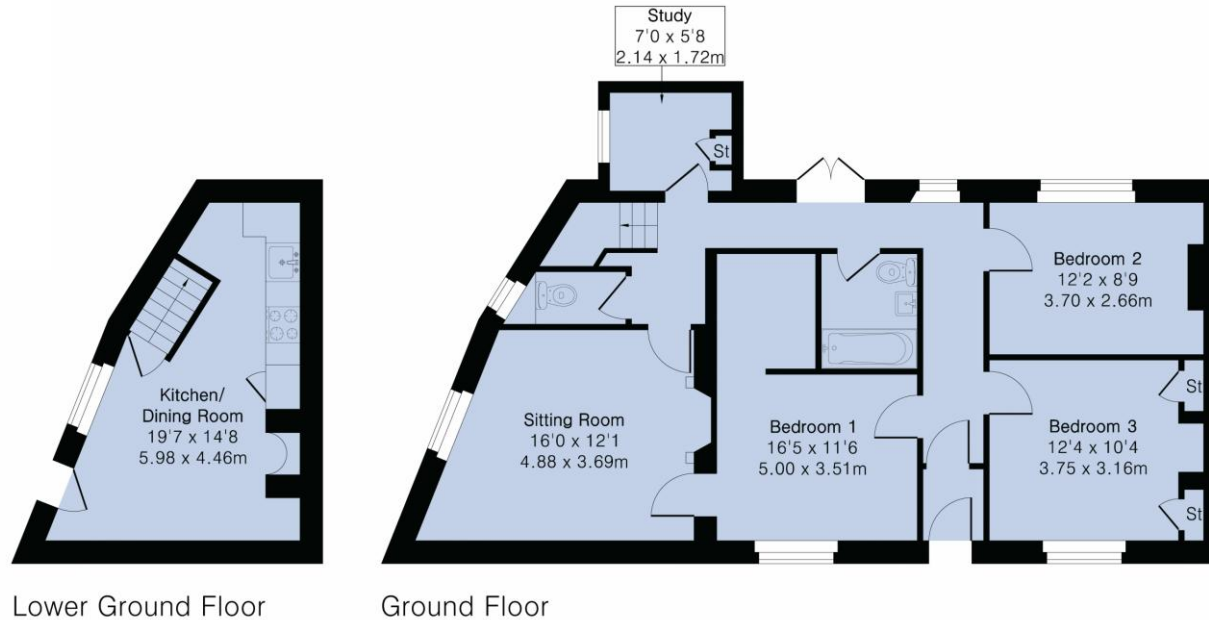


Approximate Gross Internal Area 1045 sq ft - 97 sq m

Lower Ground Floor Area 203 sq ft – 19 sq m

Ground Floor Area 842 sq ft – 78 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	A (92+)	77
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
Not energy efficient - higher running costs	F (21-38)	59
	G (1-20)	
EU Directive 2002/91/EC		
England & Wales		
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.



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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.