

Spyglass House

Loxbury Rise, Torquay, Devon, TQ2 6RT



Bettesworths



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**Detached 4 Bed Bungalow in Need of Some Modernisation
Occupying a Generous Corner Plot with Large Driveway & Garage
Nestled in the Quiet Residential Location of Cockington Overlooking Fields
Planning Application Ref: P/2025/0604 Has Been Approved
For Renovations to Property and Gardens**

LOCATION

Located at the top end of Chelston, the bungalow sits on a large corner plot above Cockington Village with views across fields and woodland. Although located in a quiet residential location, the bungalow is still close to local amenities at Walnut Road and rail & road links.

DESCRIPTION

Spyglass is well appointed with a good size kitchen, 'L' shaped dining & living room making the most of the views, 4 bedrooms, modern shower room and utility room. The bungalow has a room located to the side known as the playroom which is accessed from the front of the property. This area could be utilised as an annex for Air BnB or as a Granny Flat or to create Ensuite bathrooms to 2 of the bedrooms. The large driveway and car port off Loxbury Rise offers parking for circa 4 cars. The garage is accessed from Loxbury Road with steps leading up to the front garden. The Bungalow has lawned gardens to the side and front and a wrap round patio.

The property would benefit from a degree of modernisation and remodelling making this the perfect opportunity for any buyer looking to put their own stamp on a property. Alternatively, there is potential for extending the property further to create a house over 2 floors or for complete redevelopment subject to planning permission.

Planning application – **Ref: P/2025/0604** has been approved by Torbay Council and allows for the demolition and construction of extensions to front, rear and side (northwest) elevations, installation of solar panels, reconfiguration of landscaping, and associated external alterations including retaining walls and raised terrace to front and freestanding pergola to side (east). Plans available via the selling agent Bettesworths.

Ref No: 5090

Offers in Excess of £450,000 Freehold

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The property comprises:-

The Bungalow can be accessed via the Driveway & Carport and also from the Garden Entrance.

DRIVEWAY & CARPORT

With entrance to:-

UTILITY ROOM

6' 5" x 13' 11" (1.963m x 4.252m)

Wall & floor mounted cupboards, sink with drainer, plumbing for washing machine and tumble drier. Shower room and separate WC.

KITCHEN

12' 1" x 12' 3" (3.673m x 3.729m)

Tile effect laminate flooring, wall & floor mounted cupboards, roll top work surfaces, sink with drainer, external extraction, larder cupboard. Window overlooking the car port.

DINING ROOM / SITTING ROOM

Dining room section - 8' 11" x 13' 3" (2.73m x 4.028m)

Sitting room section - 21' 4" x 11' 3" (6.514m x 3.427m)

'L' shaped room accessed via the kitchen or central hallway. Glass sliding door providing access to the patio, garden and driveway. Picture window to the front.

CENTRAL HALLWAY

With access to:-

BEDROOM 1

12' 11" x 10' 10" (3.942m x 3.299m)

Good size double with rear aspect.

BEDROOM 2

12' 11" x 8' 11" (3.931m x 2.721m)

Double with front aspect.

BEDROOM 3

8' 7" x 9' 7" (2.611m x 2.931m)

Single with front aspect.

FAMILY SHOWER ROOM

8' 6" x 9' 10" (2.6m x 2.992m)

Newly fitted with walk in shower, WC & wash hand basin.

BOILER ROOM

LINEN CUPBOARD

Steps down to:-

BEDROOM 4

10' 3" x 8' 10" (3.122m x 2.68m)

Twin with front aspect.

Main door access to both sides of the property and:-

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PLAYROOM

7' 2" x 23' 7" (2.187m x 7.2m)

Currently used for storage. Access to rear yard.

OUTSIDE

Level lawned garden accessed via the driveway and dining area. Wrap round Patio. Garage off Loxbury Road. Sloped front garden with potential to terrace. Rear yard off utility room.

GENERAL INFORMATION

The property is fitted uPVC windows & external doors and gas central heating.

TENURE

Freehold.

UTILITIES

The property is connected to all mains services.

COUNCIL TAX BAND E

EPC RATING E

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.



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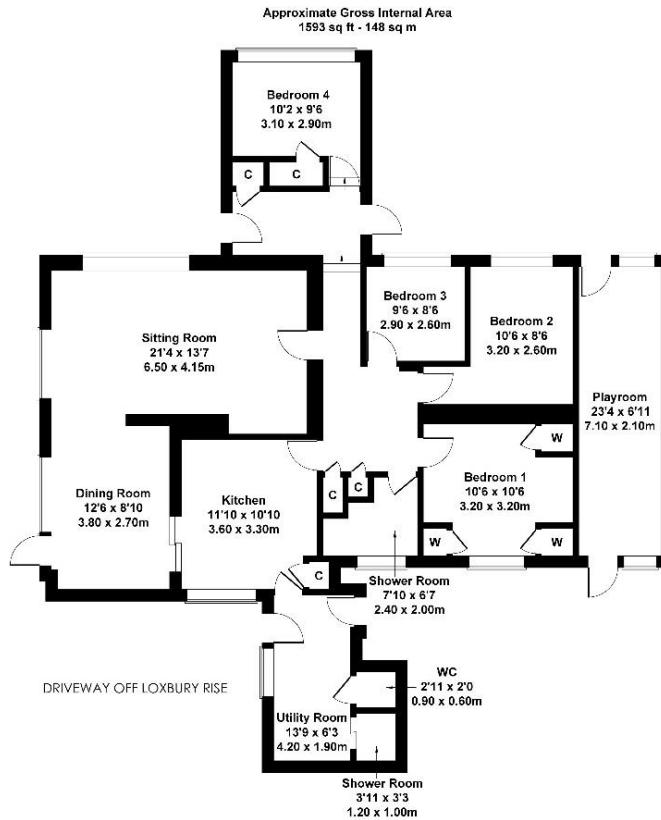
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