



SIENA COTTAGE, 41A KENTS LANE, WELLSWOOD, TORQUAY, TQ1 2PP

ILSHAM GREEN & MEADFOOT BEACH within easy reach



A LOVELY 2 BEDROOM COTTAGE SITUATED IN THIS HIGHLY DESIRABLE AREA WITHIN WALKING DISTANCE OF THE COAST

Siena Cottage boasts an idyllic setting, tucked away in the heart of Wellwood just off Ilsham Road and a short stroll to the popular range of shops and cafes in Wellwood. Enjoying easy access to the coast, the home is only a few minutes from Ansteys Cove, Meadfoot Beach and the Southwest coast path, with parkland at Ilsham Green and Stoodley Knowle meadow ideal for a peaceful walk. Torquay's bustling Harbourside/Marina areas are just over a mile away from the cottage offering a choice of waterfront restaurants, shopping and a variety of leisure pursuits.

The cottage is offered for sale with the benefit of no onward chain, is well presented with neutral décor and accommodation presented on 2 floors comprising GROUND FLOOR: Hallway, Cloakroom, Living room, modern Kitchen/Diner with built-in appliances FIRST FLOOR: spacious Landing, 2 Double Bedrooms and a modern fitted Bathroom. Outside, there is off road Parking and an enclosed paved garden.

EARLY APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

The Accommodation Comprises:

GROUND FLOOR

ENTRANCE CANOPY UPVC front door with obscure glazed panels into:

HALLWAY Stairs rising to first floor accommodation. Fuses.

CLOAKROOM Low level W.C. Surface mounted wash basin with storage cupboard beneath and feature tiled splashback to ceiling. Extractor fan. Radiator.

LIVING ROOM 13'11" x 11'11" (4.2m x 3.6m) UPVC double glazed widow to front. Radiator. Coved ceiling. Understairs storage cupboard.

KITCHEN/DINER 11'11" x 10'2" (3.6m x 3.1m) Worksurfaces to 2 sides with inset 1.5 bowl stainless steel wash basin and storage cupboards beneath. Matching range of eye-level units. Tall larder cupboard. 4-Burner gas hob with extractor hood over and oven beneath. Plumbing and space for washing machine. Space for fridge/freezer. Wall mounted Baxi boiler. Part tiled walls. Radiator. Tiled floor. UPVC double glazed window to front.

FIRST FLOOR

SPACIOUS LANDING UPVC double glazed window to front. Hatch to roof space.



BEDROOM 1 11'11" x 10'4" (3.6m x 3.1m) A dual aspect room with UPVC double glazed window to front and UPVC double glazed window to side. Radiator. Coved ceiling.

BEDROOM 2 11'11" x 11'1" (3.6m x 3.4m) UPVC double glazed window to front. Radiator.

BATHROOM Panelled bath with central taps, shower with rainfall head and glazed folding screen. Combination vanity unit with worktop over, inset wash basin, W.C. and storage cupboards. Fitted LED mirror. Part tiled walls. Heated towel rail. Coved ceiling.

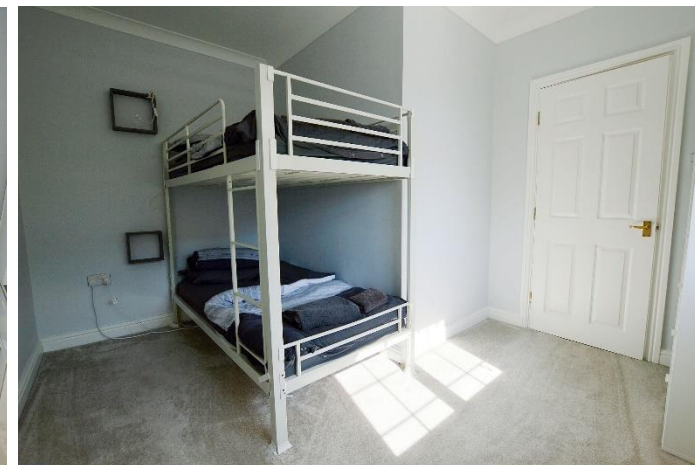
OUTSIDE The property is approached via double opening wrought iron gates that lead onto a paved driveway with **PARKING** for one car. The paving continues around to the rear to form a garden terrace with space for garden furniture. The garden is enclosed by a mixture of cream painted walls, wooden fencing and attractive natural stone walling. Water tap.

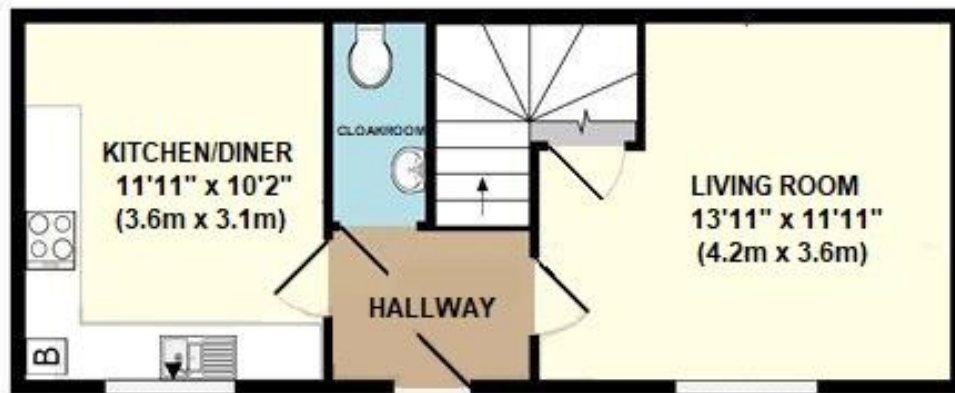
ADDITIONAL INFORMATION

TENURE – Freehold

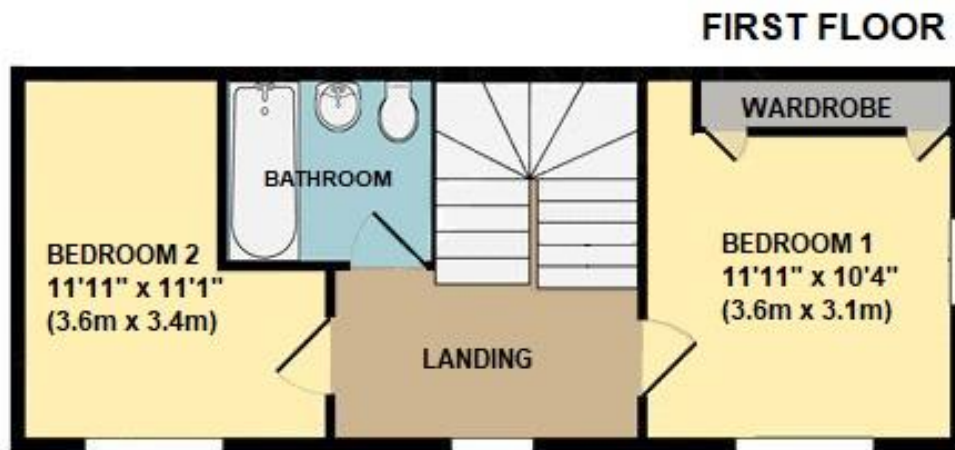
COUNCIL TAX – Band C

*****PLEASE NOTE THAT THE VENDOR IS HAPPY TO CONSIDER SELLING THE CURRENT FIXTURES AND FITTINGS SO THAT THE PROPERTY IS FULLY FURNISHED*****





GROUND FLOOR



FIRST FLOOR

APPROX TOTAL FLOOR AREA: 375 sq.ft (34.8 sq.m)

AWAITING EPC