



107A ILSHAM ROAD, WELLSWOOD, TORQUAY, TQ1 2JD

Pincombe's
estate agents



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A SPACIOUS DETACHED RESIDENCE WITHIN WALKING DISTANCE OF THE COAST, BOASTING LARGE ENCLOSED GARDENS, DOUBLE GARAGE & PARKING

Pincombes are delighted to bring to market, this handsome detached House ready to be transformed into a stunning family residence. The property is situated in an enviable location just a short walk to Wellswood village shops, and within easy reach of the local beaches at Meadfoot and Ansteys Cove, as well as the south-west coast path and green open space at Ilsham Green. Torquay harbour with its pedestrianised terrace and waterfront restaurants is situated approximately a mile away, with access to the sea front, beach, leisure facilities and Torquay train station offering regular services to Exeter and London Paddington.

The property is in need of some updating internally but offers generous size accommodation totalling a floor area of 2174.31 sq.ft (202 sq.m) comprising: GROUND FLOOR - Spacious Hallway, 24' dual aspect Living room opening out onto the garden terrace, Dining room, Kitchen, Utility Room, Cloakroom and ground floor Bedroom. FIRST FLOOR – 4 Bedrooms (one with a large En-suite Bathroom) and principal Bathroom. Outside, the ample gardens to the rear of the property are enclosed and level with a paved garden terrace for relaxing. To the front of the property, there is a driveway and Parking forecourt providing space for several vehicles, plus a motorhome/boat and this leads to the Double Garage.

The Accommodation Comprises:

GROUND FLOOR

COVERED ENTRANCE With pillars, tiled roof and outside light. UPVC front door with obscure glazed inset and matching side screen into:

SPACIOUS HALLWAY 2 x Radiators. Stairs rising to first floor accommodation. Large walk-in understairs cupboard. 2 x Glazed double opening doors into:

LIVING ROOM 24'3" x 15' (7.39m x 4.56m) Dual aspect with UPVC double glazed bow window to front and room width UPVC sliding patio doors leading out onto the rear garden terrace. 3 x Radiators. T.V. aerial point. Raised tiled hearth with brick inset. 2 Wooden doors with obscure glazed panels into:

DINING ROOM 17'4" x 11'10" (5.29m x 3.61m) UPVC double glazed window to rear overlooking the garden. 2 x Radiators. T.V. aerial point.

KITCHEN 13'10" x 11'10" (4.22m x 3.61m) Worksurfaces with inset double sink and drainer unit with storage cupboards beneath. Matching range of eye-level units. Feature brick-built plinth and worktop over forming a breakfast bar. Part tiled walls. Electric hob and oven with extractor fan over. UPVC double glazed window overlooking the rear garden. UPVC double glazed window to side.

UTILITY 11'10" x 5'9" (3.61m x 1.74m) Wall mounted Gloworm boiler. Space and plumbing for washing



machine. Space for tumble dryer. High level obscure glazed window to side. UPVC door with obscure glazed inset leading out to the garden.

CLOAKROOM Low level W.C. Wall mounted wash basin with tiled splashback. Radiator. Obscure glazed window to side.

BEDROOM/OFFICE 10'10" x 8'4" (3.31m x 2.53m) UPVC double glazed window to front. Radiator.

Dog leg staircase rising to **FIRST FLOOR LANDING** UPVC double glazed window to front. Hatch to roof space. Built-in storage cupboard housing the lagged cylinder.

BATHROOM Panelled bath with tiled surrounds and shower attachment. Pedestal wash basin. Low level W.C. Radiator. Part tiled walls. UPVC obscure glazed window to front.

BEDROOM 22'4" x 13'10" (6.80m x 4.21m) UPVC double glazed window to side. Radiator. 2 x T.V. aerial points. Pedestal wash basin with tiled splashback. Fully tiled enclosed cubicle with shower, glazed sliding door and extractor fan.

BEDROOM 14'11" x 12'2" (4.55m x 3.70m) UPVC double glazed window to rear with a lovely view of the garden. Radiator. T.V. aerial point. Through to: **EN-SUITE BATHROOM** Corner bath with mixer tap and shower attachment. Pedestal wash basin. Low level W.C. Bidet. Part tiled walls. 2 x Radiators. UPVC obscure glazed window to rear.



BEDROOM 14'11" x 11'9" (4.55m x 3.59m) UPVC double glazed window to front. Radiator. T.V. aerial point.

BEDROOM 11'8" x 10'10" (3.55m x 3.31m) UPVC double glazed window to front. Radiator.

OUTSIDE The property is approached via a wooden gate opening to a sweeping tarmac driveway and forecourt with **PARKING** for several vehicles, plus a motorhome/boat. The adjoining garden comprises of raised brick borders and is enclosed by natural stone walling. Steps from the forecourt rise to a pedestrian gate leading onto Ilsham Road.

DOUBLE GARAGE 19'11" x 15'11" (6.07m x 4.84m) Electric door. Inspection pit. UPVC windows and UPVC door to side. Power and light.

A pathway with an adjoining lawn at the side leads to the rear, where the large, level garden is enclosed by established hedging providing a high degree of privacy. The main garden is laid to lawn with surrounding trees and shrubbery, and there is a good size raised paved terrace overlooking the lawn, a perfect spot to relax and enjoy the peaceful ambience. To the side, a pathway with adjoining borders lead back around to the front of the property.

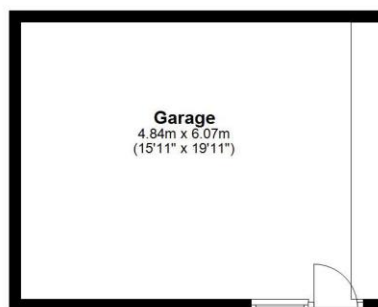
ADDITIONAL INFORMATION

TENURE – Freehold

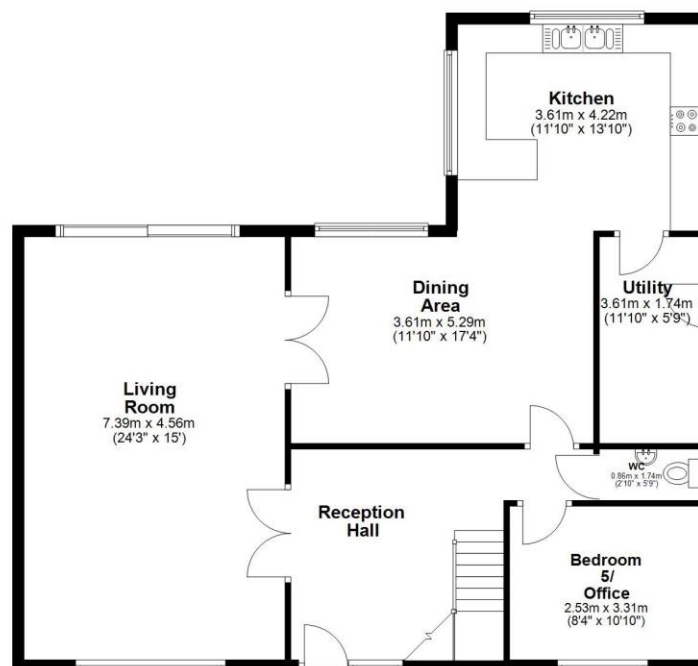
COUNCIL TAX – Band G (Torbay Council)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

