



Jersey Cottage





# Jersey Cottage

438 Babbacombe Road, Torquay, TQ1 1HW

Dartmouth 11 miles Exeter 23 miles Totnes 8 miles

Located on Babbacombe Road, this semi-detached Victorian property is well positioned for easy access to the Harbour, seafront, and the amenities of Wellswood Village.

- Three Bedroom Period Home
- Presented in Excellent Order
- Close to Wellswood and the Harbour
- Attractive Period features
- Driveway Parking
- Southerly Facing Courtyard Garden
- Council Tax Band E
- Freehold

Guide Price £500,000

## SITUATION & DESCRIPTION

Located on Babbacombe Road, this semi-detached Victorian property is well positioned for easy access to the Harbour, seafront, and the amenities of Wellswood Village. The property is within the Lincombes conservation area on a pretty hillside setting, largely consisting of detached villas in spacious grounds, amongst lush vegetation.

Step into the charm of Victorian elegance with this spacious three bedroom home, forming the wing of a distinguished Victorian villa. The property effortlessly retains the timeless features that make this era so beloved, including high ceilings, ornate decorative mouldings, sash windows adorned with original shutters, and classic panelled doors. The accommodation is thoughtfully laid out, comprising three bedrooms, with the master boasting a convenient dressing room and connecting door to the bathroom. The large family bathroom exudes a sense of luxury, while the kitchen, utility, study, and sitting/dining room and garden room offer practical and comfortable living spaces. Outside, a generous parking area graces the front, while a low-maintenance South facing courtyard garden at the rear provides a private oasis.

Torquay is located in the heart of the English Riviera famed for its mild climate and clear waters with a mild south-facing aspect, miles of sandy beaches and with the arrival of the railway in 1848 its growth as a holiday destination for the rich and famous was spectacular. Tor Bay was chosen for the 1948 Olympic sailing events, hosted by the Royal Torbay Yacht Club. The harbour, with its large marina, palm trees and subtropical gardens, elegant Georgian terraces, plus a myriad of bars and restaurants (one with Michelin-starred cuisine), remains the most attractive area. Torquay is well served with rail links to the major cities, the newly opened South Devon Link Road giving speedy access to the M5 motorway and airport at the Cathedral City of Exeter.





## ACCOMMODATION

A glazed door grants access to the spacious entrance hall of this exquisite property. Porcelain-tiled flooring extends seamlessly throughout the majority of the ground floor, creating a stylish and cohesive aesthetic. The practicality of the home is evident with a conveniently placed utility room featuring an inset sink, drainer, wall-mounted boiler, and ample space for a washing machine and tumble dryer. A downstairs cloakroom adds to the functionality, offering a low-level WC and wash basin. The kitchen/breakfast room impresses with a modern fitted range of eye-level and matching base units, an inset 1 1/2 bowl sink, integral double Neff oven, with gas hob above and dishwasher. Original sash windows with wooden shutters frame views of the front aspect, infusing the space with character. The sitting/dining room, positioned to capture the Southerly aspect, boasts high ceilings, an arched sash window with original shutters overlooking the rear garden and double glazed French doors leading to the garden room. A feature fireplace adds warmth and charm to the room. The recently constructed garden room, bathed in natural light from a double-glazed roof lantern, provides a perfect sun-soaked retreat with access to the outside space.

The first-floor landing, illuminated by a skylight, grants easy access to all rooms. Bedroom one, a generous double, features a sash window, fitted wardrobes, and a connecting door to the Jack-&-Jill bathroom. The luxurious bathroom is adorned with a contemporary yet classic design, including a corner shower cubicle, washbasin, WC, and a feature double-ended freestanding bath with arched sash window to the rear. Bedroom two, another double room, enjoys sash windows with an ensuite shower room featuring a large shower cubicle, washbasin, and WC. Bedroom three, also a comfortable double, overlooks the drive through sash windows to the front aspect.

## OUTSIDE

French doors open up to a delightful level courtyard garden, adorned with borders showcasing an array of seasonal plants. The carefully landscaped outdoor space provides a perfect retreat for relaxation or entertaining. Follow the path that leads to a side area, with a timber shed, ideal for those who seek additional storage or a creative workspace. A gateway from this space seamlessly connects to the front driveway, where ample parking for several vehicles is available, conveniently accessed through a shared driveway. This property seamlessly combines outdoor tranquility with practicality, making it an inviting and versatile home for those who appreciate both aesthetics and functionality.

## SERVICES

Mains Water, drainage, gas and electricity. Gas central heating. Standard, Superfast and Ultrafast broadband supplied by Openreach available in the area. Mobile Network is available with Vodafone, O2, EE and Three.

## LOCAL AUTHORITY

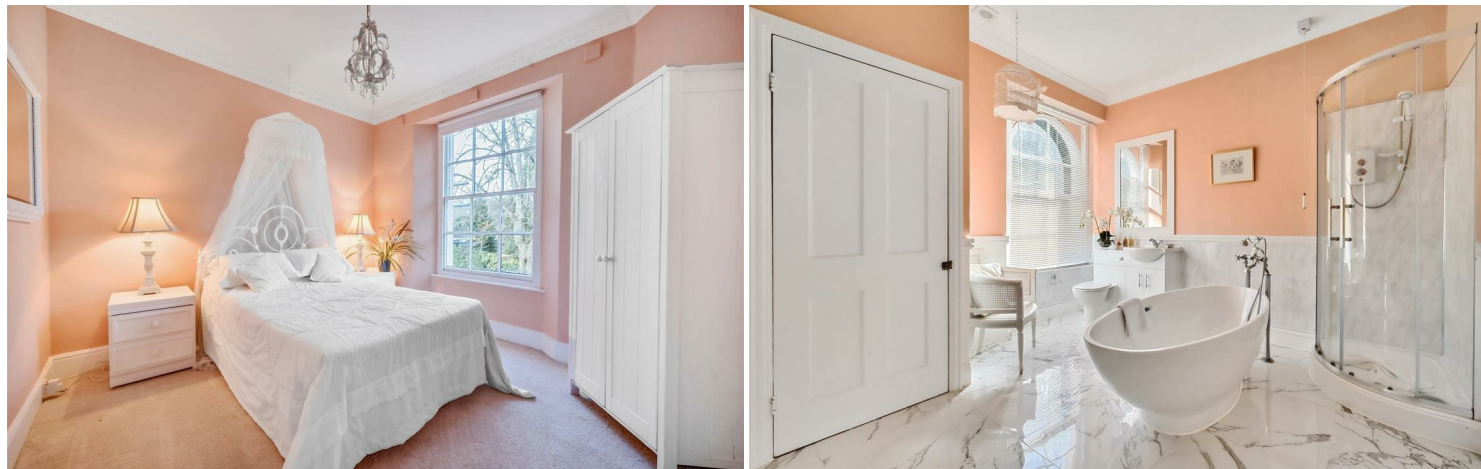
Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.  
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

## VIEWING ARRANGEMENT

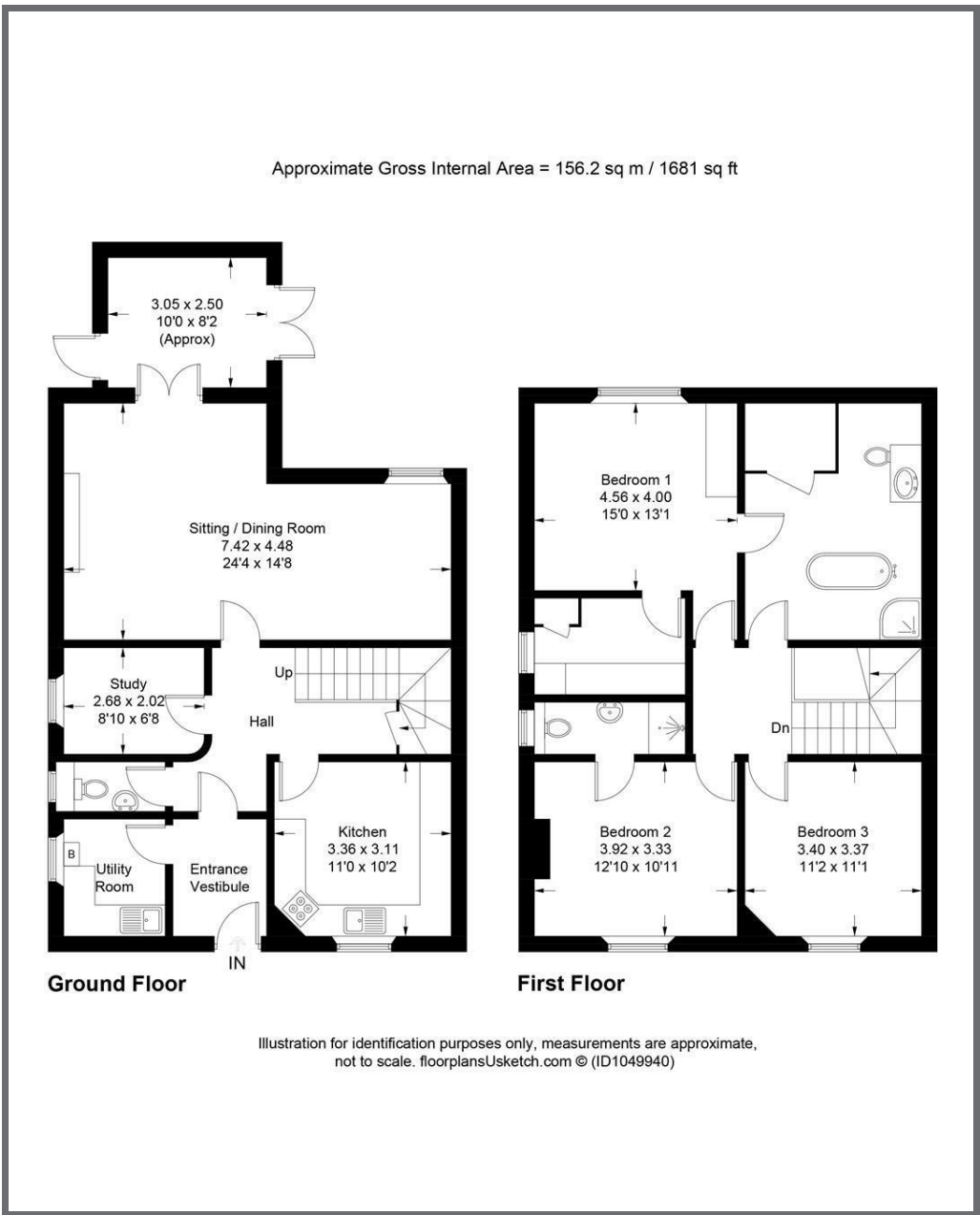
Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay office at the harbour proceed up Torwood Street (A379) through the traffic lights becoming Babbacombe Road. After the shops and pedestrian crossing at Lisburne Square the property can be found shortly on the right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	74

England & Wales EU Directive 2002/91/EC

6 Vaughan Parade, Torquay, TQ2 5EG

torquay@stags.co.uk

01803 200160



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London