



The Coach House
Seaway Lane Torquay Devon

£450,000 Leasehold



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Seaway Lane Torquay Devon TQ2 6PS

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With spacious accommodation and attractive presentation, the property offers an attached converted coach house with a private inner courtyard, allocated parking and communal gardens

Entrance hall ■ Living room ■ Study
Kitchen ■ Cloakroom
3 bedrooms ■ En-suite ■ Bathroom
Inner courtyard ■ Outside store ■ Designated parking ■ Residents gardens

FOR SALE LEASEHOLD

Seaway was converted approximately twenty years ago to provide four individual homes set within a gated development in a sought after Conservation area. The Coach House successfully blends period features with modern day amenities providing an easy to manage home with excellent living spaces, three bedrooms, two bathrooms, a private courtyard and parking.

The accommodation is light filled and of spacious proportions with excellent storage throughout in the form of built in cupboards and wardrobes. It is well presented and provides a superb easy to manage and unexpectedly spacious home to suit differing lifestyles.

LOCATION

The Chelston conservation area displays a fine legacy of gracious Victorian residences and no through routes and generous amounts of open space make it a quiet and sought after residential neighbourhood.

Local amenities are available in the nearby village style communities centred around Walnut Road and Old Mill Road and the seafront promenade is just a leisurely stroll away.

The location also has a parish church, local bus service and is convenient for Torquay seafront, the railway station, local schools (subject to catchment rulings) and Torbay Hospital. Close by is Cockington country park with its famous thatched cottages and a 450 acre country park which can be explored through a network of paths and cycleways.

INSIDE

The front door opens to a spacious hallway, with a cloakroom to the side and a door opening to the inner courtyard. With a window looking into the courtyard, the well appointed kitchen is comprehensively fitted, the appliances including a hob, cooker, fridge/freezer and dishwasher.

The hallway then continues to a light filled living room, with two pairs of double doors opening to the front and excellent space for dining and relaxation.

An easy staircase with wide treads rises to the first floor with the principal bedroom well fitted with built in wardrobes, a window to the front and an en-suite bathroom to the side. Bedroom two is also well fitted with built in furniture and bedroom three is of good proportions. The accommodation concludes with a bathroom with bath, wash basin and WC.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

Automated gates open to the shared driveway where to the front of the building communal gardens with areas of lawn and mature shrubs and trees are for the exclusive use of the residents.

The Coach House has its own private courtyard garden which is ideal for container gardening and perfect for quiet relaxation. A cupboard within the courtyard houses the washing machine and tumble dryer. There is an allocated parking space adjacent to the property, with a small lockable store to the side of the property externally accessed.

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 festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival and in early summer the English Riviera Air Show is not to be missed.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot where fast trains to London Paddington can take under three hours. 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 E (Payable Torbay Council 2025/26 £2859.80)

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LENGTH OF LEASE £2457.90 per annum. Remaining period of 999 year lease from 25/05/2015 lease expiry date 01/01/3012, 987 years remaining.

GENERAL GUIDANCE Shorthold tenancy agreements and small well-behaved pets are allowed, but holiday letting is not permitted within the terms of the lease. (Subject to confirmation by the Management Company)



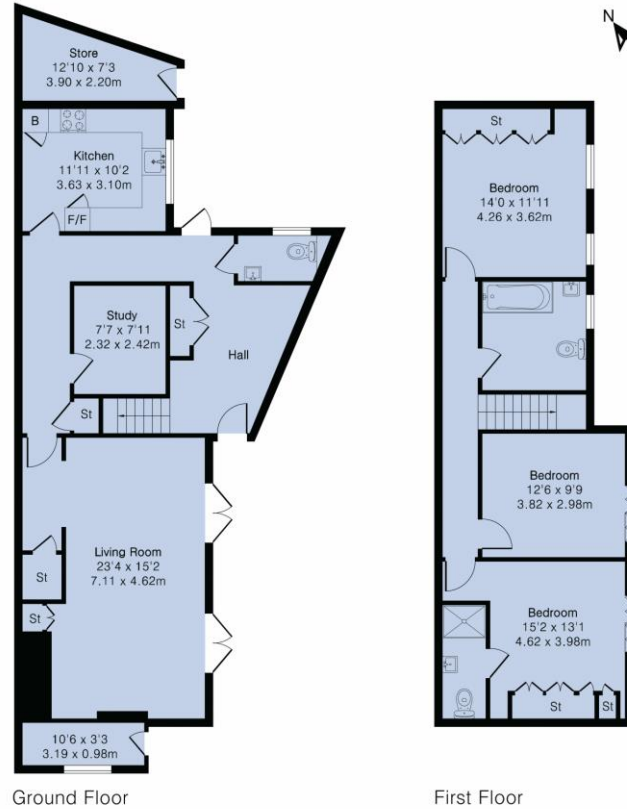


**Approximate Gross Internal Area 1568 sq ft - 146 sq m
(Excluding Store)**

Ground Floor Area 889 sq ft – 83 sq m

First Floor Area 679 sq ft – 63 sq m

Store Area 65 sq ft – 6 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs		68	76

England & Wales EU Directive 2002/91/EC
www.epc.co.uk



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.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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