



**JOHN COUCH**
THE ESTATE AGENT

2 Lawn Close
Torquay Devon

£449,950 Freehold



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A beautifully presented bungalow of warmth, character and versatility offering comfort, flexibility and appeal, perfectly suited for those seeking refined single-level living

Living room ■ Dining room
Kitchen ■ Conservatory
2 bedrooms ■ Bedroom 3/study ■ Bathroom ■ Shower room
Externally accessed utility ■ Single garage ■ Gardens and terrace

FOR SALE FREEHOLD

This charming detached bungalow offers a blend of traditional comfort, thoughtful design and immaculate presentation. Extending to approximately 1,011 sq ft, the property has been lovingly maintained and tastefully decorated, creating a welcoming home that balances classic styling with practical, flexible living.

Approached via a gently winding pathway leading to the front door, the property immediately conveys a sense of calm and privacy, complemented by a single garage providing secure parking and storage.

INTERIOR

A central entrance hall provides an intuitive flow through the accommodation. To one side, two well-proportioned bedrooms enjoy a peaceful position, served by both a family bathroom and a separate shower room, an arrangement that adds convenience and flexibility for guests or family living.

The principal living room sits to the front of the property, bathed in natural light from its picture window. A decorative fireplace forms a charming focal point, enhancing the room's cosy and inviting character. This is a space designed for relaxation, conversation and quiet evenings at home.

A door from the living room leads to a versatile study or third bedroom, ideal as a guest room, reading retreat or home office. From here, the layout flows naturally into the dining room, creating a sociable connection between living and entertaining spaces.

The kitchen is well appointed and thoughtfully designed, featuring fitted cabinetry and attractive display lighting that adds warmth and visual interest.

A window and external door provide easy access outside, while an open connection to the dining room ensures the space remains the heart of everyday living.

OUTSIDE

The principal garden lies to the rear and enjoys a pleasant sunny aspect. Arranged mainly to lawn with surrounding planted borders, it provides an inviting backdrop for outdoor living and is larger than first impressions suggest. The garden unfolds gently to create interest and depth while remaining manageable.

A side garden adds further greenery, while the terrace from the conservatory forms a natural extension of the home, an ideal space for seating, entertaining or quiet relaxation.

CONNECTIVITY

Positioned on the edge of Torquay, the property enjoys a convenient setting that balances residential calm with easy access to amenities.

VIEWING BY APPOINTMENT ONLY

Local everyday shopping is available nearby on Barton Hill Road, while the popular Willows shopping district offers a wide selection of national retailers, supermarkets and services within a short drive. A selection of primary and secondary schools serve the surrounding area, adding to the property's broad appeal for a range of buyers.

For commuters, the property is well placed for access to Newton Abbot, an important regional transport hub. Newton Abbot's mainline railway station provides regular direct services to London Paddington as well as frequent connections to Exeter and the wider South West, making business and leisure travel straightforward.

PROPERTY TAX BAND E (Payable £3,002.98)

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

MOBILE PHONE COVERAGE 02, EE, Three and Orange (Estimated Ofcom Data)

BROADBAND Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom data)

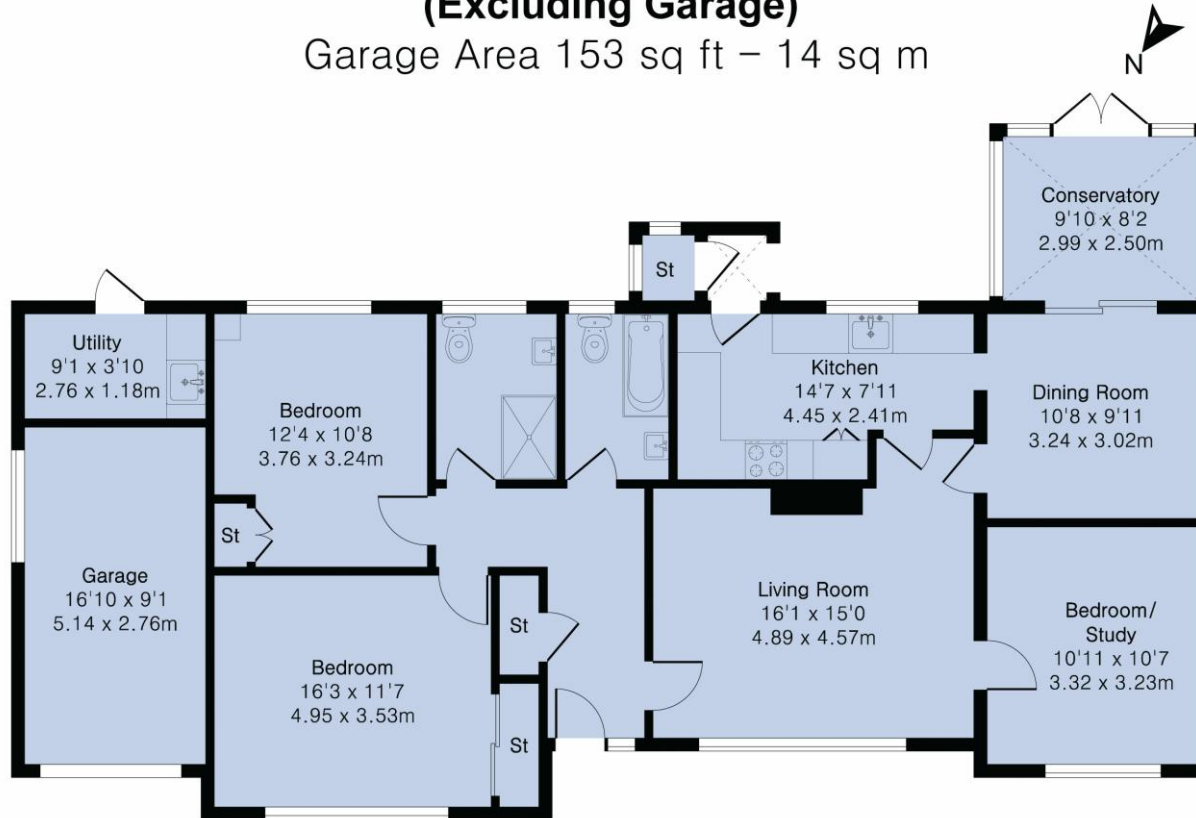




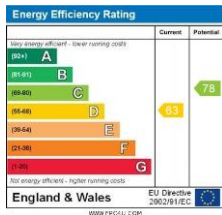


Approximate Gross Internal Area 1262 sq ft - 117 sq m (Excluding Garage)

Garage Area 153 sq ft - 14 sq m



Ground Floor



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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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.