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THE ESTATE AGENT

The Garden Apartment Glenridge  
Ilsham Marine Drive Torquay Devon  
**£495,000 Leasehold**



# The Garden Apartment Glenridge Ilsham Marine Drive Torquay Devon TQ1 2PN

## £495,000 Leasehold



A unique and distinctive apartment that occupies the ground floor of a detached 1930's era home offering a spacious lateral plan that is flooded with light and opens to a private south facing terrace and gardens.

- Sought-after location ■ Garden apartment
- Kitchen/dining room ■ Sitting room ■ Conservatory
- Three bedrooms ■ En-suite ■ Bathroom ■ Utility room
- South facing terrace and gardens ■ Single garage

### FOR SALE LEASEHOLD

Tucked away in a sought-after location this three bedroom ground floor apartment has been perfectly crafted from a large detached 1930's villa where the rooms have generous proportions and the use of a soft colour palette harmonises with the period origins. With spacious and flexible accommodation, a single garage and virtually level garden, this home is perfect for those looking for one floor living in a peaceful location yet within easy reach of amenities and beaches.

### LOCATION

Glenridge is set in an enviable residential location close to the friendly village style community of Wellswood where the superb facilities include convenience stores, pharmacy, post office, pub, restaurants, salons, boutique shops, school and Church.

The beaches of Meadfoot and Anstey's Close with their iconic beach huts and waterside cafes are nearby along with access to the South West Coastal Path. There is a local bus service in the vicinity and the harbourside, marina and facilities of town are all within easy reach.

### INTERIOR

From the driveway a gentle slope descends to the front porch that provides a useful space to store outdoor wear, with the front door opening to a most generous hallway that gives an immediate feel of the space on offer and an example of some original features which include picture rails and parquet flooring.

To the east of the plan the kitchen is fitted with an excellent range of quality wall and base units with some integrated appliances and space for a range style cooker.

Polished granite countertops extend to three sides, a window overlooks the pretty side garden and there is space for casual dining.

The kitchen flows seamlessly into the adjoining conservatory which works well as a light-filled dining room that provides fabulous views across the garden with French doors allowing an easy transition between the inside and outside spaces. Glazed doors open to the spacious sitting room which is grounded by original oak floorboards with the canted bay window taking centre stage and a marble fire surround providing a focal point during the colder months.

The three bedrooms are also to the south of the plan and all have delightful southerly views across the gardens towards Ilsham Valley beyond.

VIEWING BY APPOINTMENT ONLY

The principal bedroom is a generous room and has a good range of fitted wardrobes and furniture with contemporary en-suite shower room featuring a walk in double-width shower and marble tiles. Bedroom two also has fitted furniture whilst bedroom three has a door opening directly to the garden terrace.

Returning to the entrance hall there is a well-fitted and spacious family bathroom, a utility room with plumbing and space for laundry appliances and large walk-in airing cupboard.

### **OUTSIDE**

The gardens at Glenridge are a real feature of the property with a large flagstone terrace providing an ideal place to dine al-fresco or just to enjoy the sunshine. Steps lead down to a level lawn that would be ideal for a gentle game of boules and well-stocked borders provide colour and interest throughout the year. The garden also has an outside tap and power point, a useful shed and a chalet style summerhouse that is perfect for storing garden implements, deckchairs and paraphernalia.

Glenridge is approached by way of a spur road from Ilsham Marine Drive where automated gates provide privacy and open to a shared driveway where a single garage provides parking for one car. (There is also an opportunity to create an additional parking space on a small area of the side garden).

### **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.

Torquay 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. At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

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. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides 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 D** (Payable Torbay Council 2024/2025 £2232.85)

**MOBILE PHONE COVERAGE** O2, Vodaphone, EE & Three (Estimated Ofcom Data)

**BROADBAND** Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

### **CURRENT MAINTENANCE/LEASE TERMS**

The freehold is in shared ownership between this property and the one above with a new lease in the process of being issued.  
Service Charge TBA

**GENERAL GUIDANCE** Assured Shorthold Tenancies of a minimum of six months. No holiday letting, pets with permission.







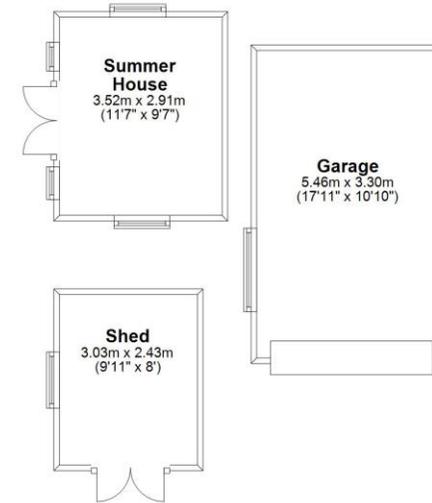
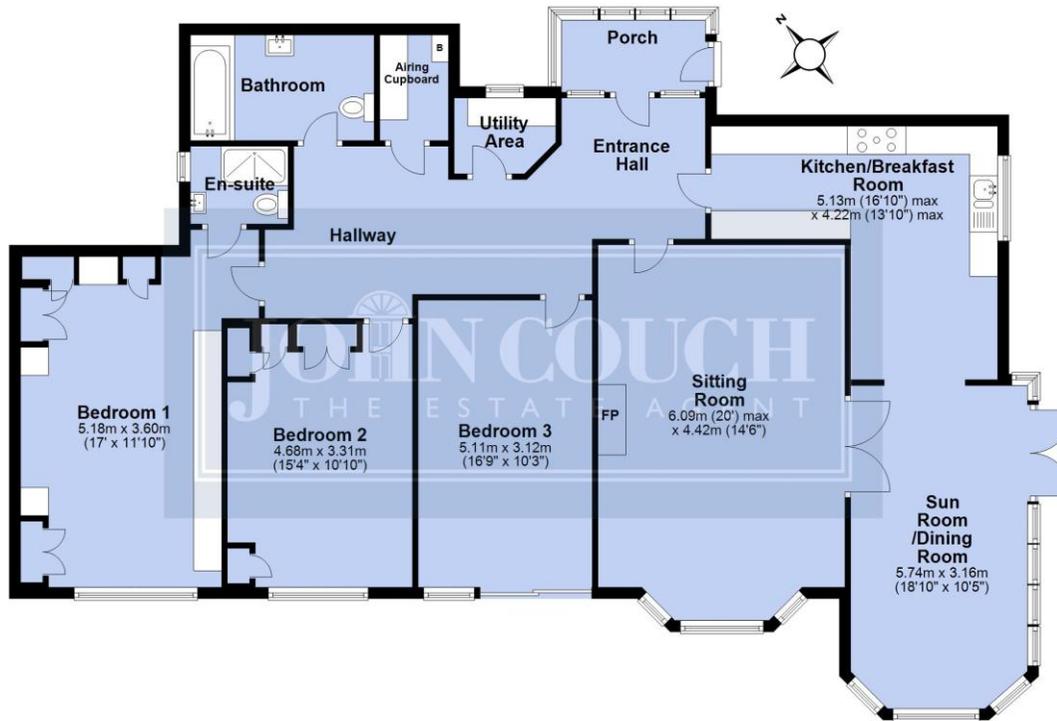






**Ground Floor**

Approx. 158.9 sq. metres (1710.7 sq. feet)



Total area: approx. 158.9 sq. metres (1710.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.