



Ashcombe House, Zion Road, Torquay, TQ2 5RZ

Guide Price £345,000 - £355,000

This beautifully presented period property located on the fringes of Torquay town centre, close to beaches, train & hospital. In a quiet, private and secure location originally built about 1865 of local limestone with feature brickwork, natural slate roof & large arched windows. Beautifully converted & restored by a local well-respected professional developer, reputed for the highest quality work, with a 10 year insurance warranty. This development has retained the charming period features and blended these with modern thoughtful design, materials & fittings to create a comfortable striking home. Notable features include high specification kitchen with built-in appliances, top quality ensuite shower rooms, utility room, double glazing & central heating along with an inverted sun balcony enjoying stunning expansive open & sea views. Accessed via electric gates which leads to private parking. This turnkey property is available with no onward chain.

- BALCONY
- SEA VIEWS
- NO ONWARD CHAIN
- STUNNING CHARACTER PROPERTY
- VAULTED CEILING
- UTILITY ROOM



Reception hall An impressive bespoke solid oak front door leads into the spacious and welcoming hallway. There is a radiator and LVT wood effect flooring with space for coats and shoes etc. Fuse box/stop tap.

Bedroom three 5.0 m x 3.0 m max

An ample double bedroom with dressing area and ensuite shower room. The main bedroom area has a large double glazed deep sill window overlooking the front courtyard area. There is a TV aerial, radiator and several power points. The dressing area will easily accommodate a double wardrobe or hanging rails and shoe racks.

Ensuite A well appointed ensuite shower having an enclosed shower cubicle with glazed doors and mains fed shower fitment with oversized showerhead and body spray. Wall mounted wash hand basin with chrome mixer tap over plus mirror and courtesy light. Low level WC with concealed system and dual flush. Tiled floors and parts tiled walls with full tiling to the shower area. Chrome ladder radiator. Extractor fan and spotlights.

Bedroom two 3.7 m x 3.7 m max

Another good sized double bedroom having dual aspect double glazed windows, one of which has a deep sill and overlooks the front courtyard. There are ample power point plus a radiator and TV points. Fireplace recess is suitable for a dressing table, shelving or similar. Door leading to:

Ensuite A contemporary suite comprising shower cubicle with glazed doors and mains fed shower with oversize showerhead and body spray. Wall mounted wash hand basin with chrome mixer tap over plus mirror and courtesy light. Recess for towels linen etc. Ladder style radiator. Low-level WC with concealed cistern and dual flush. The walls are parts tiled with the shower area being fully tiled, along with the floor.

Utility Room 3.4 m x 2.8 m max (irregular shape)

A spacious and useful utility room fitted with a range of base units with worksurface over including a single drainer stainless steel sink with mixer tap over. Plumbing for washing machine. Under stairs store cupboard. Double glazed window and radiator. There is space for additional cupboards, shelving and wall units if desired. Large silent 150 extractor unit.

From the main reception hallway, the stairs lead to the first floor landing with a radiator and doors to the following rooms:

Cloakroom Fitted with a wall-mounted wash basin with chrome mixer tap and mirror over. Low-level WC with concealed cistern and dual flush. Double glazed window. Floor and wall tiling.

Bedroom one 5.8 m x 2.8 m max

A stunning master bedroom with ensuite shower room and having double glazed French doors to a Juliet balcony and a spectacular open view across Torquay with a distant sea view towards Brixham. The room has ample power points and TV point plus a radiator. Door to:

Ensuite A spacious shower room fitted with a modern white suite comprising tiled shower cubicle with glass folding doors and mains fed shower fitment with oversized showerhead and body spray. Wall mounted wash hand basin with chrome mixer tap mirror and courtesy light over. Low-level WC with concealed cistern and dual flush. Chrome ladder radiator. Part tiled walls and tiling to the floor. Spotlights to ceiling.

Bedroom 4/Office 4.6 m x 1.9 m max

A good single bedroom with double glazed French doors leading to juliet balcony enjoying a delightful open outlook across Torquay with distancing views towards Brixham. There is a built-in cupboard with shelving plus radiator and ample power points with along with a TV point. This could also make an ideal office for those wishing to work from home.

From the landing stairs lead up to:

Penthouse lounge/dining/kitchen area measuring 6.0 m x 5.4 m max overall.

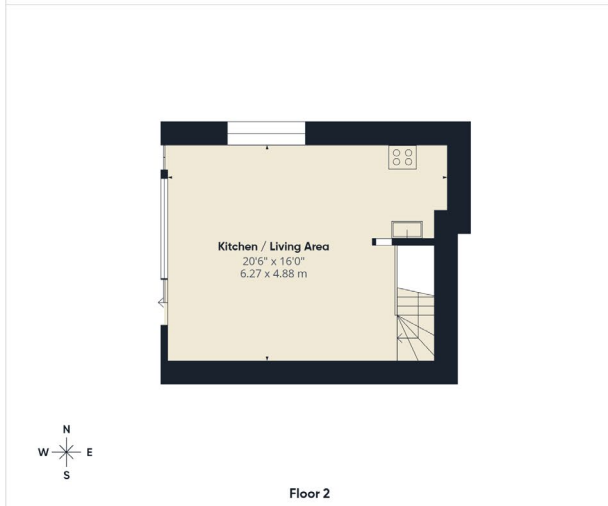
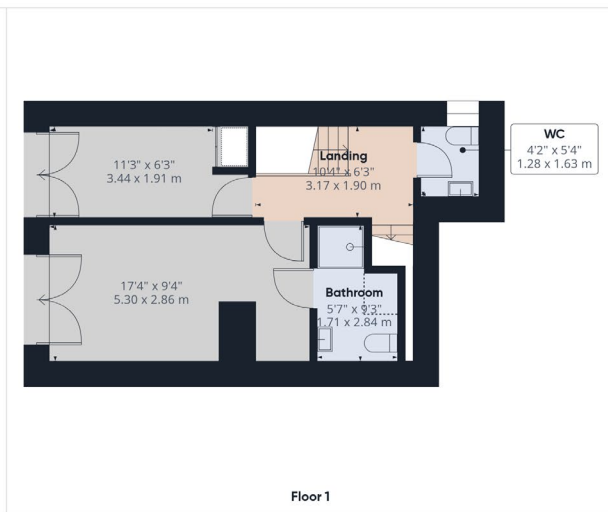
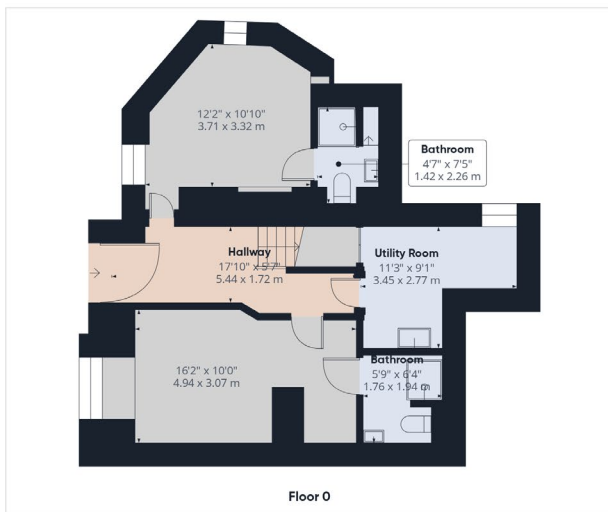
This impressive room has the original vaulted ceiling with exposed timber structure and access to a recessed balcony from which there are panoramic views. The lounge/dining area can be laid out in various formats to take advantage of the views. There are three radiators and ample power points and a TV point. A particular feature of the room is the large frosted double glazed arched window measuring almost 3 m in height, which creates an added field of spaciousness and light. The kitchen area has been fitted with a range of quality cream coloured woodgrain effect base units topped with a quartz worksurface and complementary splashback. It is equipped with an AEG induction hob with stainless steel cooker hood over along with an AEG double oven and grill and a Hisense fridge freezer.

There are ample cupboards and pan drawers with there being space also for additional shelving or cupboard units if desired. In addition to the large feature window and patio doors there are two Velux double glazed skylight windows which offer this room high light levels. Within the vaulted ceiling two contemporary feature light fittings. The 3.7m wide recessed balcony enjoys a sunny aspect and spectacular open views across Torquay and the bay.

Outside space

The complex is accessed via a remote-controlled gate system into a communal courtyard area, where there is ample parking, and a dedicated EV charging point.





Approximate total area⁽¹⁾
 1210 ft²
 112.4 m²

Reduced headroom
 6 ft²
 0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Tenure Freehold

Council Tax Band TBC

EPC Rating 'C'

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.