



**JOHN COUCH**
THE ESTATE AGENT

15 Bishops Close
Torquay Devon
£550,000 Freehold



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Cherished and long standing family home, combining privacy, position, outlook and lifestyle, offering a compelling home in a sought after residential location

Living room ■ Kitchen/Dining room ■ Cloakroom
Principal bedroom with en-suite bathroom ■ 2 further bedrooms
Bedroom 4/study ■ Family bathroom ■ Utility
Established gardens ■ Garage/workshop

FOR SALE FREEHOLD

Set within an elevated position within one of the area's most desirable residential addresses, Bishops Close is nestled just off Ilsham Marine Drive, the iconic headland situated at the southern tip of Torquay, offering a combination of dramatic cliff top scenery and uninterrupted sea views.

Cherished as a long standing family home, this property now offers the discerning purchaser a unique opportunity to update and personalize, unlocking the full potential of its accommodation. Combining privacy, position, outlook and lifestyle, this is a compelling home in a location that remains sought after.

Arranged over two well proportioned levels in a thoughtfully considered reverse level layout the home is designed to maximise light, outlook and privacy – ideal for both everyday living and entertaining. The property enjoys far reaching views across Ilsham Valley, providing a striking backdrop to everyday life.

INTERIOR

The principal living spaces are located at entry level, where a generous living room enjoys a triple aspect and access to a terrace, creating a light filled environment that draws the eye directly to the valley views beyond. The adjoining kitchen/dining room is both spacious and well appointed, offering an inviting hub of the home and an ideal space from which to enjoy the surrounding landscape. A cloakroom is conveniently positioned on this level.

The lower floor is dedicated to the bedroom accommodation, providing a peaceful and private retreat. The principal bedroom is of excellent size and opens to a secluded garden terrace, enjoying a westerly aspect and a particularly high degree of privacy – an enviable feature rarely found. Two further bedrooms are well proportioned, whilst a fourth bedroom, smaller in size, is ideally suited for use as a study or home office. A family bathroom and a large utility room complete this level, adding to the practicality of the layout.

OUTSIDE

Externally mature gardens with established trees and lawns create a tranquil and private setting. A single garage, used as a workshop/store can easily be re-instated for garaging if required.

LOCATION

Wellswood, regarded as one of Torquay's most desirable residential neighborhoods, is close by and offers a unique blend of leafy village style ambience and cosmopolitan coastal lifestyle. It can be described as a village within a town – combining individual boutiques, artisan cafes, delicatessens and restaurants with a strong level community feel – all just moments from the sea.

Torquay is one of Devon's most iconic coastal towns and sits proudly at the heart of the English Riviera, a stretch of stunning coastline known for its mild microclimate, palm lined promenade and scenic bays.

VIEWING BY APPOINTMENT ONLY

Famously a favourite seaside retreat since Victorian times, it blends a relaxed almost Mediterranean feel with the natural beauty of beaches, coves and walking trails that define the South Devon Coast.

The town enjoys a growing calendar of events and festivals, from literary celebrations connected to its famous home bred author (Agatha Christie), to waterfront markets and seasonal community activities, contributing to its strong local lifestyle appeal. It is currently the subject of ongoing regeneration and enhancement projects aimed at refreshing public spaces and amenities, its core strengths, outstanding natural environment, coastal living and welcoming community continue to make it a compelling destination for homeowners seeking a lifestyle by the sea.

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.

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2025/26 £3985.00)

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (FTTP) (Estimated Ofcom Data)



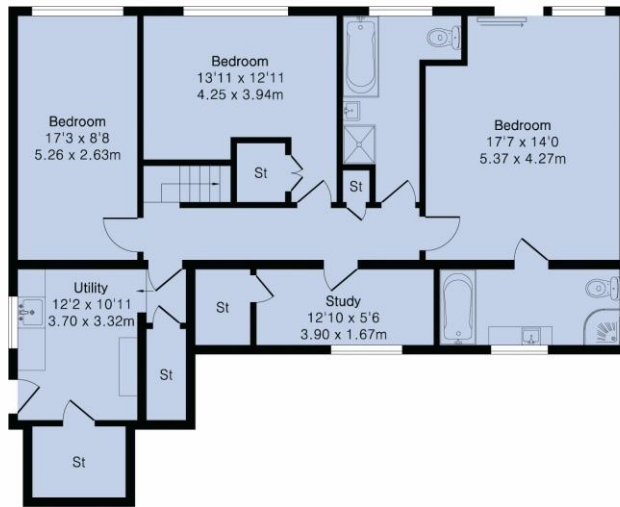




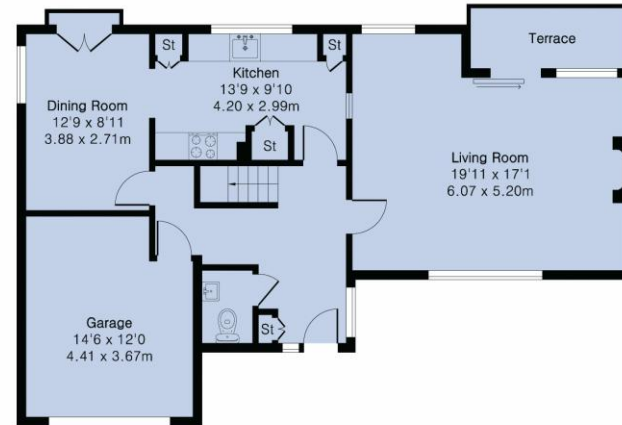
**Approximate Gross Internal Area 2022 sq ft - 187 sq m
(Including Garage)**

Lower Ground Floor Area 1134 sq ft – 105 sq m

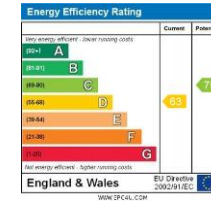
Upper Ground Floor Area 888 sq ft – 82 sq m



Lower Ground Floor



Upper 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.