

JOHN COUCH
THE ESTATE AGENT

34 Cary Park Road
Torquay Devon

£250,000 Freehold



34 Cary Park Road
Torquay Devon TQ1 3PU

£250,000 Freehold

JOHN COUCH
THE ESTATE AGENT

A classical terraced home, offering the opportunity to breathe new life into a late 1920s home, perfectly placed for the amenities of Cary Park and St Marychurch

Lounge ■ Dining room ■ Kitchen ■ Utility
4 bedrooms ■ Bathroom
Large boarded loft
Garage ■ Gardens

FOR SALE FREEHOLD
Dating from around 1928, this period terrace house occupies an established residential setting in the popular Cary Park area, with the park itself close at hand and the shops and everyday amenities of Reddenhill Road and St Marychurch within easy reach. Babbacombe Downs and the coast are also readily accessible, making this a location that combines the convenience of established neighbourhood living with some of the area's most appealing open spaces and coastal walks.

The house retains the character and proportions of its period and, while in reasonable condition and perfectly liveable in its present form, offers an opportunity for someone with imagination to take it further. There is scope to create a special period home, retaining the ambience of the original house while introducing thoughtful improvements that reflect a modern lifestyle.

The combination of four bedrooms, generous reception space, a useful attic and a garden with potential gives the house a solid foundation from which to create an individual home.

The ground floor has two principal reception rooms, the rear room, traditionally the dining room, opening directly onto the garden. Both rooms have lost their original fireplaces, but the proportions remain and provide a good foundation for a sympathetic scheme that reinstates the sense of period character. Beyond, the kitchen extends into a useful lean-to area, offering scope for rethinking the arrangement and potentially creating a more considered kitchen with a conservatory-style extension, drawing the garden more naturally into the living space.

The first floor provides four bedrooms, two of particularly good proportions, together with a smaller third bedroom and a fourth room which would lend itself to use as a nursery, study or dressing room. A family bathroom completes this level.

An interesting feature of the house is found on the landing, where a door opens to reveal an open-tread wooden staircase rising to the attic. This is a surprisingly useful space, already boarded and with a window, offering considerable versatility as a home office, hobbies room, studio or simply excellent additional storage, subject to any necessary consents for a more formal conversion.

Outside a small walled garden to the front provides an attractive approach, enclosed by a gated entrance. To the rear, the garden is currently overgrown and would benefit from attention, but its established setting and good sense of privacy provide plenty of scope for a new owner to create a more inviting outdoor space. At the far end, accessed independently from a service lane, is a detached single garage – a particularly useful asset in this established residential location.

VIEWING BY APPOINTMENT ONLY

LOCATION
Cary Park is an established residential area that works particularly well for family life. The park itself has tennis courts, a bowling green and designated children's play areas, providing useful recreational facilities close to home. The area is also close to the football ground and All Saints Church.

Torquay offers the opportunity to enjoy the benefits of a well-established town while having the coast as a part of its everyday life. Beaches, the harbour and marina, the seafront and the surrounding coastline provide for life beside the sea, while the town itself has the schools, healthcare, shopping, restaurants and leisure facilities needed for day-to-day living. There is also a good choice of sporting activities, from sailing and swimming to golf and tennis, with the wider South Devon countryside and coastline providing plenty of scope for exploring further afield.

SERVICES
Mains water, gas, electricity and drainage are connected, subject to the usual statutory regulations. Gas-fired central heating with radiators.

CONNECTIVITY
Torquay is well connected for those who need to travel out of the area. The South Devon Highway provides a direct link to the A380 and onward to the M5 at Exeter, giving access to the national motorway network. Torquay railway station offers direct services to London Paddington, while Newton Abbot provides connections with the wider intercity rail network, including services towards Bristol and the North of England. Exeter Airport is also within practical reach, providing domestic and international flights.

CURRENT PROPERTY TAX BAND D (Payable 2026/2027 £2456.99)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)















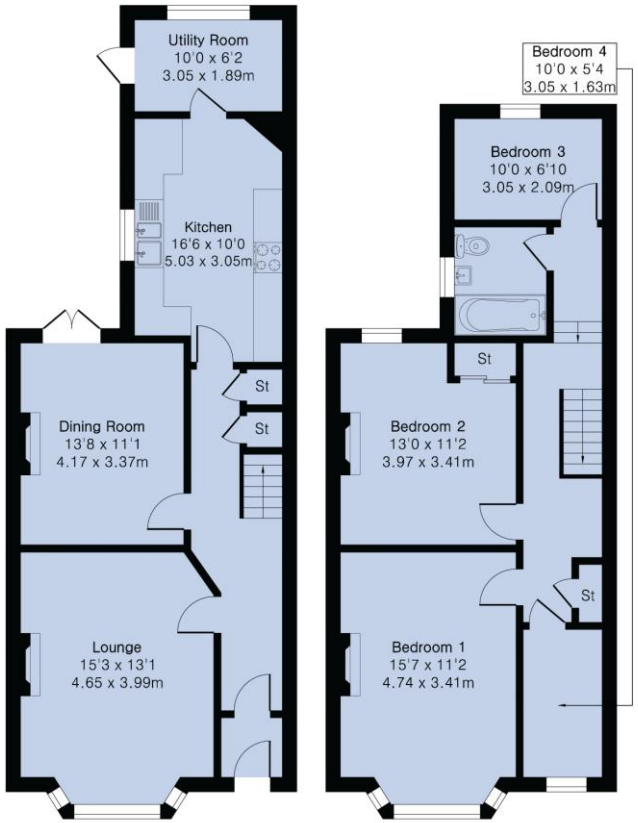


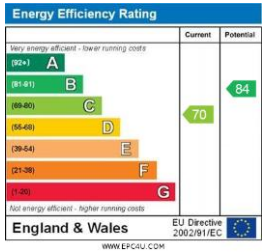


Approximate Gross Internal Area 1443 sq ft - 134 sq m

Ground Floor Area 755 sq ft – 70 sq m

First Floor Area 688 sq ft – 64 sq m





PINKPLAN

JOHN COUCH THE ESTATE AGENT

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.

J029 Printed by Ravensworth 0191 917 9331



JOHN COUCH
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk

Zoopla rightmove

www.johncouch.co.uk

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.