

CHRISTOPHER SCALES

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Wellswood, Torquay.

Bedrooms: 3 | Bathrooms: 3 | Receptions: 2

£500,000

A rare opportunity to acquire a substantial three-bedroom Victorian garden apartment, occupying the ground floor of an elegant period villa in a discreet and highly regarded position just off Woodend Road. Ideally placed for the amenities and village atmosphere of Wellswood, this impressive home combines the character and proportions of a period property with the convenience of its own private entrance, parking and exceptionally generous outside space.

The property is approached via a gravelled driveway, providing two dedicated parking spaces, with a gated side access leading through to the rear garden. From the moment you enter, there is a wonderful sense of space and character, with high ceilings, decorative corncicing, picture rails, original features and large windows contributing to the feeling of a substantial Victorian home. The accommodation is particularly versatile, with three double bedrooms, three bath/shower rooms and excellent reception space, making it equally suited to family living, entertaining or those simply looking for a home with room to breathe.

The sitting room is a particular highlight, enjoying impressive proportions, a wealth of period detail and a lovely outlook across the rear garden, with French doors providing a direct connection to the outside. The accommodation also incorporates a well-appointed kitchen, separate dining room and useful utility/porch area, while the three bedrooms provide considerable flexibility, with the principal bedroom and third bedroom both enjoying direct access to the garden and two of the bedrooms benefiting from en-suite facilities.

Outside, the rear garden is undoubtedly one of the property's most distinctive features. Exceptionally large for an apartment, it extends well beyond what might ordinarily be expected, with a broad terrace adjoining the property before opening into an established and beautifully landscaped garden. Mature borders, natural stonework, hedging, pathways and a generous level lawn create a wonderfully private and secluded setting, offering plenty of space for outdoor dining, entertaining or simply enjoying the garden in peace.





An additional and particularly unusual feature is that the freehold of the building is included with the property, together with the existing 999-year lease which commenced in December 1998. The combination of substantial and characterful accommodation, private parking, an outstanding garden and freehold ownership makes this a particularly interesting and individual property, occupying an enviable position within easy reach of Wellswood Village and the wider attractions of the surrounding area. To arrange a viewing, when calling please quote CS1097.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH - 2.41m x 2.36m (7'11" x 7'9")

Pendant light point, radiator, obscure glazed windows, tiled floor, door to dining room, double doors to:

DINING HALL - 4.5m x 3.35m (14'9" x 11'0")

Decorative coving with ceiling rose and light point, picture rails, radiator with thermostat control, dado rails, airing cupboard housing the hot water cylinder with shelving, doors to:

SITTING ROOM - 6.1m x 5.26m (20'0" x 17'3") Plus bay window.

Ornate coving with ceiling rose and light point, picture rails, radiators with thermostat control, fireplace with inset gas fire on tiled hearth, UPVC double glazed bay window to rear aspect with open outlook and double doors opening onto the garden, door to:

BEDROOM THREE - 5.64m x 3.02m (18'6" x 9'11") Maximum measurements.

Light points, radiator with thermostat control, double doors to the garden, door to:

ENSUITE SHOWER ROOM/WC - 2.03m x 1.42m (6'8" x 4'8") Maximum measurements.

Light point, UPVC double glazed window. Comprising tiled shower enclosure with electric shower, wall mounted wash hand basin, WC, part tiled walls, radiator.



KITCHEN - 4.85m x 4.09m (15'11" x 13'5") Maximum measurements.

Pendant light points, UPVC double glazed windows, radiator and dado rail. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink drainer with mixer tap over, inset four ring gas hob with extractor over, matching wall cabinets, built-in double electric oven, space for under worktop fridge and freezer, cupboard housing the boiler, storage cupboard, door to rear porch, opening to:

DINING/BREAKFAST ROOM - 3.99m x 2.57m (12'13" x 8'5")

Mock beamed ceiling, wall light point, radiator, storage cupboard, door to entrance porch.

REAR PORCH - 1.65m x 1.37m (5'5" x 4'6")

Light point, UPVC double glazed door to side, laundry cupboard housing the washing machine with space for tumble dryer over.

BEDROOM ONE - 5.23m x 2.97m (17'2" x 9'9") Plus bay window.

Ceiling rose with light point, UPVC double glazed bay window to rear aspect with open outlook and double doors opening onto the garden, radiator, door to:

BATHROOM/WC - 4.62m x 2.92m (15'2" x 9'7")

Ceiling rose with light point, UPVC double glazed window, dado rail. Four piece suite comprising a large spa bath with central taps, separate tiled shower cubicle with electric shower, pedestal wash hand basin, WC, part tiled walls, heated towel rail, radiator, door to hallway.

BEDROOM TWO - 3.96m x 3.2m (13'0" x 10'6") Plus bay window.

Coved ceiling with light point, picture rails, dado rails, bay window to side with double glazed window, radiator with thermostat control, door to:

EN SUITE SHOWER ROOM/WC - 3m x 1.47m (9'10" x 4'10")

Pendant light point, UPVC obscure glazed window. Comprising shower enclosure with pivoting door and electric shower, pedestal wash hand basin, WC, part tiled walls, UPVC glazed window, heated towel rail.





OUTSIDE

FRONT - At the front of the property is a shared driveway with parking for two vehicles and access to the front door.

REAR - To the rear and a particular feature of the property, is a large private garden with a South Westerley aspect, accessed from the sitting room and bedroom one onto a large gravel terrace with an open outlook. From here there is access onto a large lawned space, ornamental pond, a block built garden store with power, gated rear access onto Middle Warberry Road, access to the side of the property and a further garden store. Outside taps, outside light.

USEFUL INFORMATION

Tenure - Freehold

Age - Victorian

Heating – Gas Central Heating

Windows - Double glazed

Council Tax - E

EPC Rating - D/67 Potential C/77

Broadband - To be confirmed

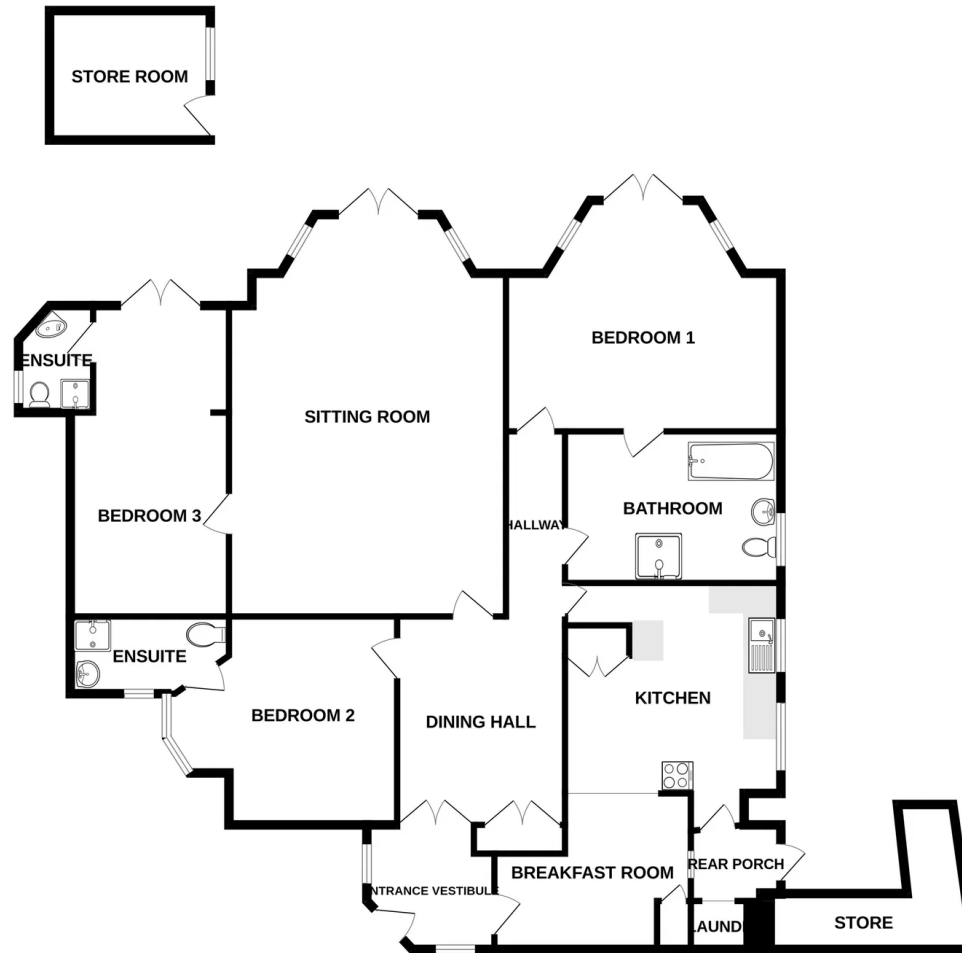
Mobile - To be confirmed

Service Charge - Split 50/50 when required.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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