



**JOHN COUCH**  
THE ESTATE AGENT

57 Ilsham Road  
Wellswood Torquay Devon  
**£379,000 Freehold**



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Torquay Devon TQ1 2JF

£379,000 Freehold



An attractive Victorian terraced home, set in the heart of Wellswood village, whose internal layout belies its cottage appearance with excellent living space, three bedrooms, two bathrooms, courtyard style garden and gated parking

- Wellswood location ■ Period home ■ Conservation area
- Living/dining room ■ Kitchen ■ Conservatory
- Three bedrooms ■ Two bathrooms
- Courtyard garden ■ Gated parking

#### FOR SALE FREEHOLD

This three bedroom period home has been carefully upgraded and extended and now cleverly conjures the mood of the past while being perfectly designed for modern living. With three bedrooms, spacious living accommodation, parking and a charming courtyard garden this is the perfect home for those wishing to immerse themselves in village life.

#### LOCATION

Wellswood is located a short distance from Torquay harbourside within the Lincombes Conservation Area which is sought after for its fine period architecture. This popular village style community has superb facilities including convenience stores, pharmacy, post office, pub, restaurants, salons, boutique shops, school and Church. Ilsham Road gently winds through the valley to the popular beach at Meadfoot beach where there is a waterside café and access to the south west coastal path.

The house is close to the open space of Stoodley Meadow and the popular beach at Ansteys Cove. There is a Hoppa bus service that serves the local area with further bus services available in the nearby Babbacombe Road.

#### INTERIOR

From Ilsham Road a pathway and a few steps rise from the pavement across the garden terrace to the front door which opens to a long hallway which gives an immediate impression of the surprising size of the property within. To the right side a is a living/dining room which is a double aspect room ensuring a good deal of light with defined zones for a dining table under the rear window and comfortable seating to the front aspect.

To the rear of the plan is a well-fitted kitchen which has some integrated appliances and space and plumbing for a washing machine.

The windows flood the room with natural light and overlook the rear courtyard garden. To the side a door opens to a conservatory area which provides space that is currently used as a home gym but would make a great hobbies or play room with a further door opening directly to the courtyard garden.

Returning to the hallway there is a modern family bathroom and a deep downstairs storage cupboard.

At first floor level the large principal bedroom overlooks the front of the house where there is space to add an en-suite shower room (subject to any planning/building consents).

Bedroom two is also a good sized double and has a window overlooking the rear courtyard with the third bedroom also enjoying views of the rear garden. A smart contemporary shower room completes the accommodation at this level.

VIEWING BY APPOINTMENT ONLY

## **OUTSIDE**

To the front of the property an attractive front garden has been designed for ease of maintenance. To the rear a delightful courtyard provides an ideal space to enjoy sunshine with a natural seating area creating the perfect spot for al fresco dining or entertaining family and friends. The garden is designed for maximum enjoyment of the outside space with minimum maintenance.

A large gate opens onto Ilsham Mews that runs along the rear of the terrace for vehicle access.

## **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.

Tor Bay 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 being a natural safe haven 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.

Torquay has many schools with an independent school at St Marychurch, and a good selection of primary and secondary schools around the bay including grammar schools in both Torquay and Churston (subject to catchment area and entry rules).

## **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, 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** EE, Three 02 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (Fibre) (Estimated Ofcom Data)





**Approximate Gross Internal Area 1375 sq ft - 128 sq m**

Ground Floor Area 765 sq ft – 71 sq m

First Floor Area 610 sq ft – 57 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			



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 as defined by RICS code of measuring practise. No guarantee is given on 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.