



JOHN COUCH
THE ESTATE AGENT

Gentian House Herbert Road
Torquay Devon

£285,000 Leasehold



Gentian House Herbert Road Torquay Devon TQ2 6RW

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With generous accommodation and exciting scope for modernisation, the property offers a spacious first floor apartment with three bedrooms, private courtyard garden and small garage

Entrance hall ■ Dining hall ■ Sitting room ■ Kitchen
3 bedrooms ■ Bathroom
Courtyard garden
Small garage

FOR SALE LEASEHOLD

Forming part of semi-detached Victorian villa divided into just two apartments, this spacious first floor home offers well-proportioned accommodation, a pleasing sense of privacy and scope for updating and personalisation.

Approached on foot from Herbert Road, a pedestrian entrance opens into a leafy courtyard garden, where established planting and a productive vine create a sheltered setting with potential to become an especially attractive outdoor space. A short flight of steps rises to the apartment entrance.

Inside, the generous proportions are immediately apparent. A particularly large entrance hall leads through to the dining hall, from which the principal rooms are arranged. To the front of the apartment, the sitting room and principal bedroom both enjoy a calm outlook across the established gardens and trees of neighbouring properties, with views towards Cockington Woods.

There are two further bedrooms, together with a separate kitchen and bathroom.

In addition, a small garage is accessible from Greenway Road, and by foot, via steps at the end of the garden. Being compact in size and access not immediate, we see this as a secondary feature, rather than a principal attraction of the property.

LOCATION

The apartment occupies a well-established position within Chelston, a sought-after residential neighbourhood, where a varied mix of housing sits amongst mature trees and gardens, the immediate surroundings retaining a particularly attractive period character.

A short walk leads past St Matthew's Church and the green for which this part of Chelston is known, continuing to the local shops and everyday amenities of Walnut Road. Cockington is also within reasonable walking distance, providing an exceptional amenity close to home in the form of historic parkland, woodland and open countryside, with paths and walks extending well beyond the village itself.

The location is also well placed for the seafront and Torquay Railway Station, whilst the Grammar Schools and Torbay Hospital are readily accessible in the opposite direction.

VIEWING BY APPOINTMENT ONLY

Torquay offers a distinctive balance of coastal living and everyday convenience. The harbour, marina and seafront provide a lively focus, with an excellent choice of restaurants, cafés and independent businesses, whilst the town has the practical amenities needed for day-to-day life, together with good schools, healthcare and leisure facilities. Beyond the town, the South Devon coastline and surrounding countryside offer an abundance of opportunities to walk, sail, swim and enjoy the outdoor pursuits.

CONNECTIVITY

Torquay is well connected for both local and national travel. The South Devon Highway provides a direct route to the A380 and the M5 at Exeter, with a direct rail service to London Paddington. Newton Abbot provides further connections to the wider intercity rail network, including services towards Bristol and the North of England. Exeter is readily accessible for its wider range of shopping and cultural amenities, with Exeter Airport providing domestic and international flights.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations.

CURRENT PROPERTY TAX BAND D (Payable 2020/2021 £2456.99)

CURRENT MAINTENANCE/LENGTH OF LEASE

As and when required shared with Barthorn (the lower floor apartment). The apartment has a 999 year lease from 14/2/1978, lease expiry date 15/2/2977, 951 years remaining.

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





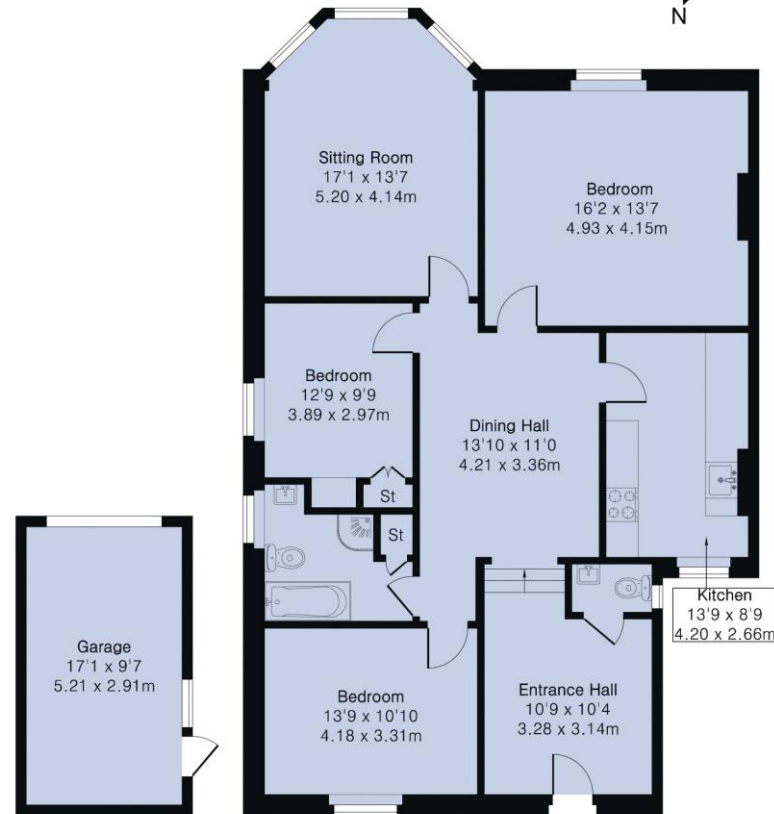


**Approximate Gross Internal Area 1300 sq ft - 121 sq m
(Excluding Garage)**

Garage Area 163 sq ft – 15 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epcru.com		



Garage



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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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.