



JOHN COUCH
THE ESTATE AGENT

Lifebuoy Cottage 2 Trinity Hill
Torquay Devon
£249,950 Freehold

Lifebuoy Cottage 2 Trinity Hill Torquay Devon TQ1 2AS

£249,950



This charming Victorian era cottage is just moments from Torquay harbourside, with two bedrooms, upstairs bathroom and sunny courtyard and is currently a very successful holiday let but would make a full time or second home

Kitchen/dining room ■ Sitting room
2 bedrooms ■ Bathroom ■ Courtyard

FOR SALE FREHOLD

Lifebuoy Cottage is a quintessential Victorian cottage that has been updated to modern levels of comfort whilst retaining the ambiance and appeal of its period origins. The cottage is deceptive in size with high ceilings and provides not only excellent internal space but also a small courtyard garden to the rear.

The front door opens to a good size sitting room with a window to the front and ample space for two sofas to be arranged around the contemporary gas-effect fire. The adjacent kitchen is fully fitted with cream wall and base units complimented by contrasting worktops with space for a slot-in cooker, fridge-freezer and washing machine. A large understairs cupboard provides additional storage. There is direct access to the charming courtyard garden which has a recess for storage and ample space for sun loungers or table and chairs perfect for al-fresco dining.

Stairs lead to the first floor where the principal bedroom has a built-in cupboard and space for dressing table with views to the courtyard and local area beyond.

From the landing a large bathroom has a bath and separate shower with the second double bedroom having views over the front, together with a built-in cupboard.

POSITION

Trinity Hill is one of Torquay's oldest neighbourhoods and within the Torquay Harbour Conservation area, this historic neighbourhood is a short walk to the harbour, seafront promenade and town centre. There are excellent public transport links available in the vicinity with nearby beaches at Beacon Cove and Meadfoot and many local tourist attractions within easy reach.

AREA

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches, historic pier, an international marina and an array of shops and galleries, and where the waterside cafes and restaurants specialise in local seafood. The area has many beaches with opportunities for sailing, kayaking, paddle-boarding and fishing. There are National Trust properties nearby with Dartmoor and the historic riverside towns of Dartmouth and Salcombe a little further afield.

COMMUNICATIONS

The excellent communications links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. For more distant destinations there is an international airport at Exeter and a cross channel ferry service from Plymouth.

SERVICES Mains water, gas, electricity, and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

PARKING Resident's parking permit is available from Torbay Council (subject to full-time residency - currently £30 per vehicle, per annum). The current owner has an arrangement to rent a secure parking space nearby at £130 per quarter with no residency restrictions.

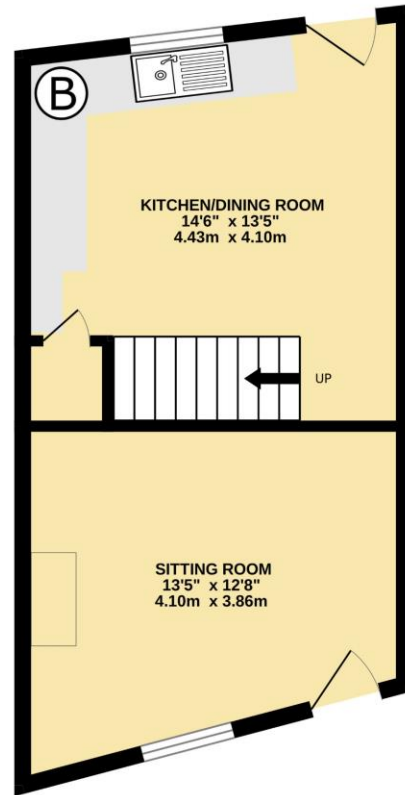
CURRENT PROPERTY TAX BAND C (Payable 2023/2024 £1,895.78)

VIEWING BY APPOINTMENT ONLY

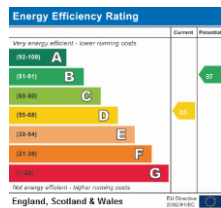
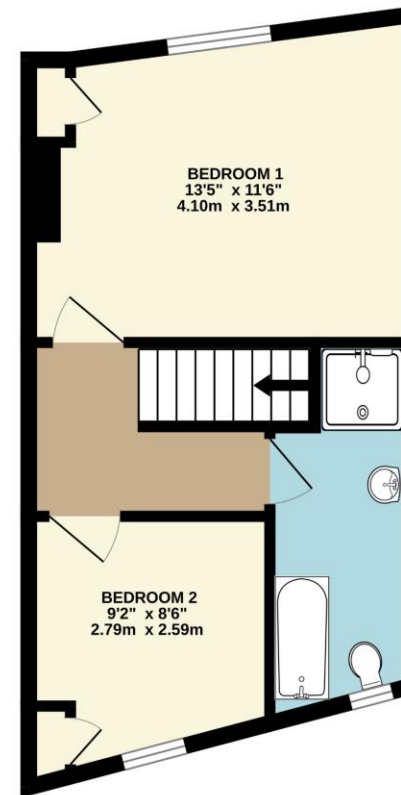




GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 sq.m.) approx.

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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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.