



**JOHN COUCH**  
THE ESTATE AGENT

12 Ansteys Close  
Wellswood Torquay Devon  
**£420,000 Freehold**



# 12 Ansteys Close Wellwood Torquay Devon TQ1 2QP

## £420,000



### A nicely presented three bedroom mid terrace home with garage and courtyard style garden situated in the heart of Wellwood with public transport close by

Entrance porch ■ Entrance hall ■ Lounge ■ Kitchen/dining room  
3 bedrooms ■ Bathroom  
Gardens ■ Garage

#### FOR SALE FREEHOLD

This smartly presented terraced house was built in the late 1960's, updated in recent years and now provides a comfortable home presented in calm neutral tones for a relaxed lifestyle with an easy to manage garden and single garage in an adjacent block. *(Please note the property has a small area of damage to the kitchen caused by smoke).*

#### LOCATION

Ansteys Close is a quiet cul-de-sac, sought after for its peaceful ambiance and proximity to the friendly village style community of Wellwood with its church, school, pub, restaurants and boutique shops. There is an excellent bus service on the nearby Babbacombe Road and the popular beaches of Ansteys Cove and Meadfoot, with colourful beach huts and waterside cafes, are both within easy reach. Access to the South West Coastal Path is also close by.

#### INTERIOR

The front door opens to the hallway where a small cloakroom/WC is found on the left side and a further door on the right opens to the living accommodation. This large space runs the length of the house and is naturally zoned to provide a good sitting area to the front of the house and to the rear the room opens up to the kitchen and dining areas. The dining area allows for a table and chairs to be placed in front of the French doors which open to the garden terrace.

The kitchen is fully fitted and has integrated appliances and a central island which creates a useful additional working area and a natural division to the dining area.

Returning to the hallway the stairs rise to the first floor where there are three bedrooms and a contemporary family bathroom with a bath with shower over. The principal bedroom is located to the front of the house and has a built-in wardrobe, whilst the second bedroom enjoys views over the garden to the rear. The third bedroom is currently used as a study and has a window overlooking the front garden and into the Close.

#### OUTSIDE

The front garden has been designed for ease of maintenance whilst the rear garden has a west facing terrace with a rockery garden providing interest and colour throughout the year. This area is perfect for relaxation and being west facing it gets a good deal of afternoon sunshine. Steps lead up to a level area where there is a garden shed and a rear gate opens to a path giving access to the single garage which is set in a small block and has power and light.

#### AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic

palm trees, sandy beaches and historic pier, all enhanced by the Marina and a range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

#### COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The airport at Exeter and ferry port at Plymouth provide gateways to destinations further afield.

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

**CURRENT PROPERTY TAX BAND** E £2729.04 (Payable 2024/2025).

**VIEWING BY APPOINTMENT ONLY**

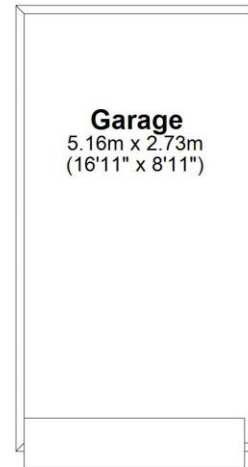
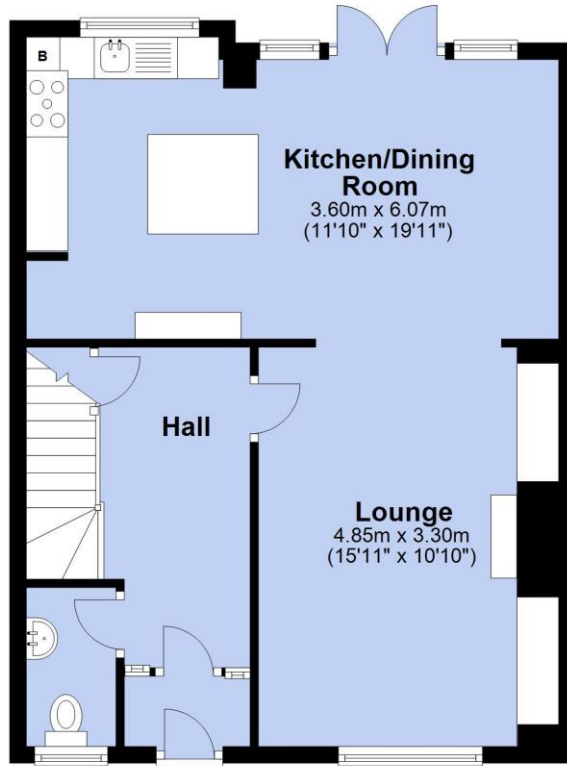






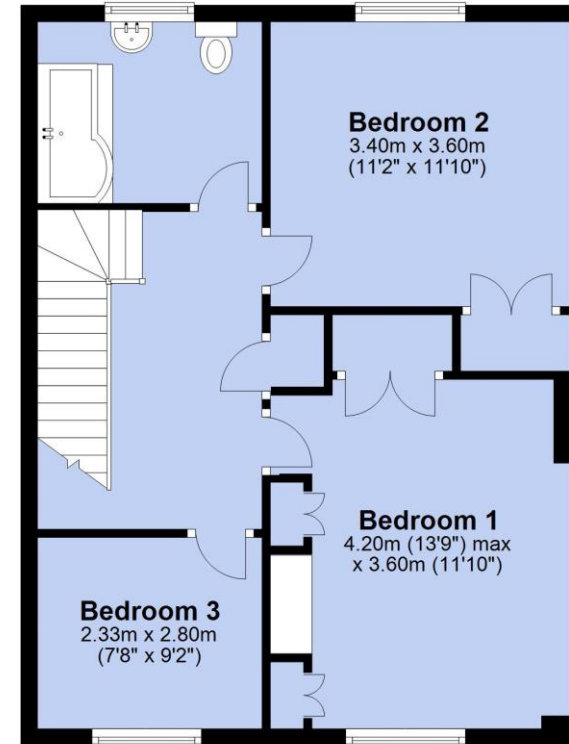
### Ground Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



### First Floor

Approx. 54.3 sq. metres (584.0 sq. feet)



Total area: approx. 107.9 sq. metres (1161.6 sq. feet)

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales

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.