



**JOHN COUCH**  
THE ESTATE AGENT

13 Loxbury Road  
Torquay Devon  
£525,000 Freehold





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Torquay Devon TQ2 6RS

**£525,000 Freehold**



Located in a sought after residential area, this three bedroom link detached house has flexible accommodation and outstanding views over its gardens and across Cockington Valley

- Stunning views across Cockington Valley
- Sitting/dining room ■ Conservatory/sun room opening to balcony
- Kitchen ■ Utility room ■ Cloakroom/WC ■ Three bedrooms
- En-suite shower room ■ Bathroom ■ Garage ■ South facing gardens

#### FOR SALE FREEHOLD

Built in the 1950's this deceptive family home with parking and south facing gardens, has undergone a programme of re-configuration and renovation over the intervening years and now provides a unique home which still offers opportunities for further enhancements.

#### POSITION

Loxbury Road is on the edge of the conservation area of Chelston which is considered one of the best preserved areas of Torquay. Close by are the village style communities centered around Walnut Road and Old Mill Road where there is an excellent range of amenities, shops, cafes, a parish church and local bus service. The location is convenient for Torquay seafront, the railway station and local schools (subject to catchment rulings).

Close by is the chocolate box village of Cockington with its famous thatched cottages, pub, tea garden and a 450-acre country park which can be explored through a network of paths and cycleways, including a delightful water meadow path to the seafront.

#### INTERIOR

Approached over a short driveway, a contemporary front door opens to the spacious hallway where there is a WC and a separate cloaks cupboard, straight ahead is the sitting/dining room and to the left side a door opens to the kitchen.

This room is well-fitted with contemporary high gloss units topped with contrasting countertops extending to provide a peninsular breakfast bar allowing for casual dining.

The integrated appliances include a full length fridge and separate freezer, oven, microwave, induction hob and dishwasher. This room has windows to the front and rear ensuring maximum daylight and far reaching views across the balcony to the valley beyond. There is also a vestibule area with a large storage cupboard housing the gas-fired boiler, a double glazed door opens to the outside.

The adjacent dining room provides good space for a dining table and chairs and from where the magnificent views across the sun room can be enjoyed.

The sitting room flows from the dining room and has the same views across the sun room to Cockington Valley with a log burning stove providing an alternative focal point.

**VIEWING BY APPOINTMENT ONLY**



The conservatory/garden room runs the width of the house and provides the perfect place to enjoy the stunning views over Cockington Valley where it appears that time has stood still and amidst the verdant trees the only visible buildings are those preserved within the historic Cockington village including the old forge, a Lutyens designed pub and the 11<sup>th</sup> century church. To the end of the sun-room is a door opening to the balcony providing a superb place to dine al-fresco while enjoying sunset views across the valley.

From the hallway the staircase descends to garden level where there are three double bedrooms, all with stunning views across the garden to Cockington Valley. The principal bedroom has a contemporary en-suite shower room and a door leading to the garden, bedroom three is currently used as a home office and the modern bathroom has a shower over the bath. Completing the accommodation at this level is a useful utility room with space and plumbing for appliances and a door leading to the garden.

## **OUTSIDE**

Approached over a short driveway, the garage adjoins the side of the house and has a folding wooden door and whilst it may not be large enough to accommodate many modern vehicles it currently provides excellent storage.

This space has power and water and is naturally illuminated with a large picture window framing the stunning views over the valley and could, with the necessary permission, be converted to provide excellent additional accommodation.

To the front of the house the garden has been designed for low maintenance and to the rear the south facing garden has an area of lawn adjacent to the house bordered by an established rockery. Steps to the side follow the garden to the boundary where further areas of lawn are interspersed with mature shrubs.

## **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.

Torbay 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, in early summer the English Riviera Air Show is not to be missed.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay 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.

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.

**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, Plymouth and the M5 motorway. The international airport at Exeter is a gateway 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, electric under floor heating to the en-suite and bathroom.

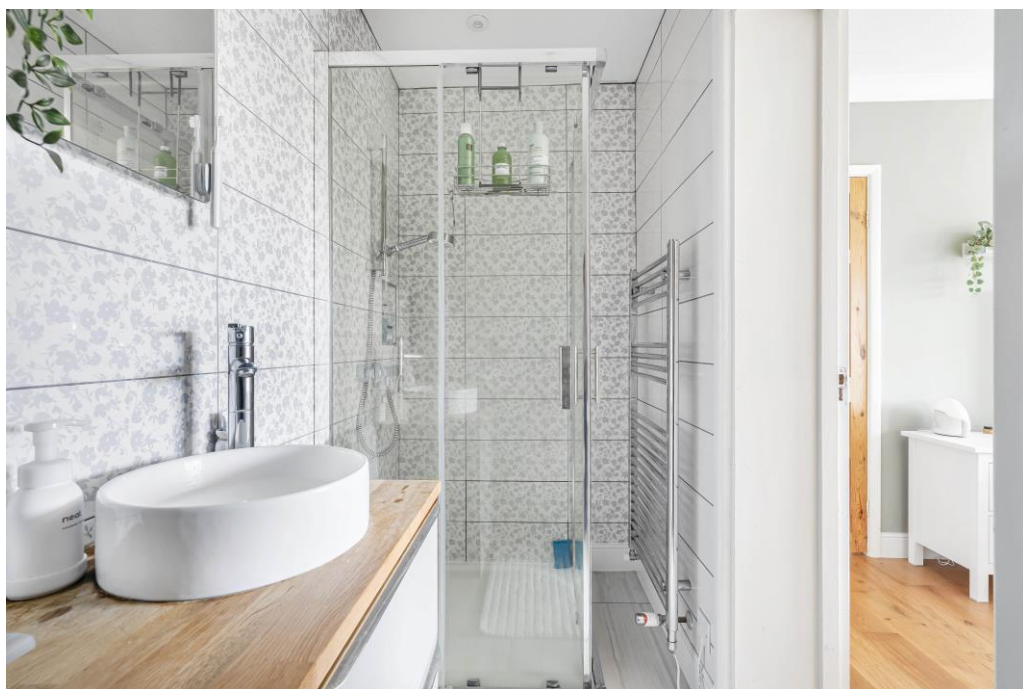
**CURRENT PROPERTY TAX BAND E** (Payable Torbay Council 2025/26 £2859.80)

**MOBILE PHONE COVERAGE** 02, Three, EE and Vodafone (Estimated Ofcom Data)

**BROADBAND** Standard (ADSL) Ultrafast (FTTP) (Estimated Ofcom Data)





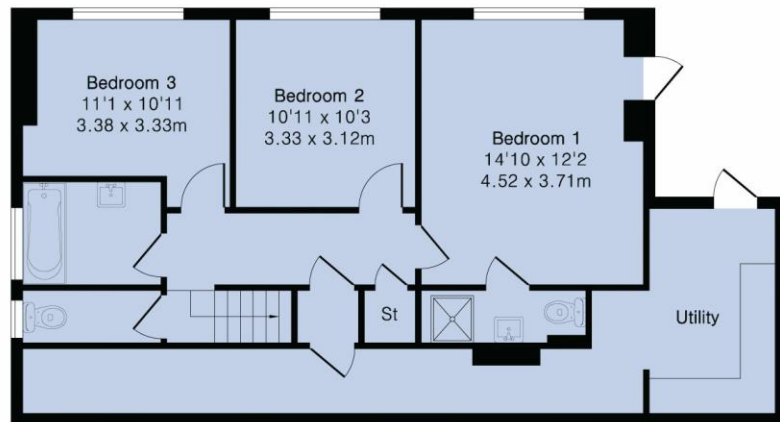


**Approximate Gross Internal Area 1874 sq ft - 174 sq m**

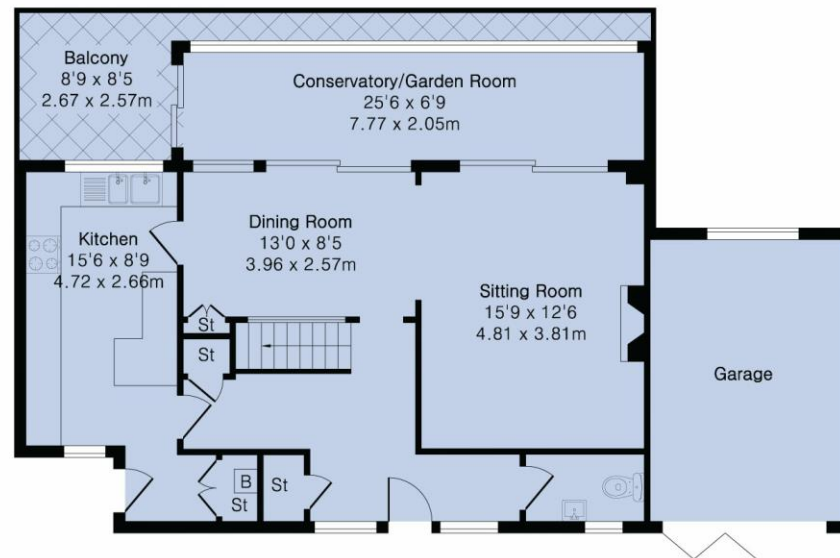
Ground Floor Area 859 sq ft – 80 sq m

First Floor Area 1015 sq ft – 94 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



Ground Floor



First Floor





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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 effect your decision to buy, please contact us before viewing the property.