



Cofflete Cottage
Woodend Road Torquay Devon
£365,000 Freehold

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Woodend Road Torquay Devon TQ1 2PZ

£365,000



Victorian era detached coach house close to local amenities, fully refurbished to provide a unique low maintenance home with a south facing courtyard garden

Sitting room ■ Dining room ■ Kitchen
2 bedrooms ■ Bathroom ■ Cloakroom
Courtyard garden

FOR SALE FREEHOLD

This Victorian era converted coach house has been fully refurbished and now offers a charming, detached two bedroom home with new double glazed windows, new carpets, new kitchen and bathroom and south facing courtyard garden, providing the perfect home for those seeking a character home with a relaxed lifestyle.

LOCATION

Woodend Road is within an easy stroll of the village community of Wellswood with its church, school, pub, restaurants, cafes and shops. From here the road winds through Ilsham Valley to the beach at Meadfoot where you will find parking and a beach cafe. There are also good public transport links close by on Babbacombe Road.

INTERIOR

Approached over a gated courtyard entrance over which this property has a right of way, the house can be accessed directly into either the kitchen or sitting room. The kitchen is newly fitted with period style wall and base units incorporating a new oven, hob and extractor fan, topped with contrasting wooden worktops.

There is space for a tall fridge/freezer and plumbing and space for a washing machine with ample room for a breakfasting table and chairs in front of the window.

A door opens to the first reception room which would make an ideal dining room with a further door opening to the second reception room which would be perfect as a sitting room. This room has a door and window to the front and a glass door to the private courtyard garden. From the sitting room stairs rise to the first floor accommodation. Bedroom one has a built-in cupboard and is a lovely light room with a window to the front and a window overlooking the courtyard garden. Bedroom two is also a double room with a window to the front and access to the loft. Completing the accommodation is a newly fitted bathroom/WC with electric shower over the bath and a cupboard housing the new boiler. There is an additional separate cloakroom/WC.

OUTSIDE

Accessed from the sitting room is a small, private courtyard garden which faces south and has plenty of space for flower pots and a table and chairs providing a lovely area to relax or dine al-fresco. Parking is available on Woodend Road.

AREA

Torquay retains the feel of a traditional seaside town and has a stunning coastline, iconic palm trees, sandy beaches, and historic pier, enhanced by the international Marina and a good range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront, with live theatre, festivals and cinemas adding to the night time scene. Within the bay are many beaches and secluded coves some are peaceful havens, others offer water sports and boat trips. Sporting opportunities abound and there are excellent local walking trails including the South West Coastal Path which runs through the bay.

COMMUNICATIONS

The excellent communication 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 and an International Airport at Exeter provides 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.

CURRENT PROPERTY TAX BAND E (Payable 2023/2024 £2606.68)

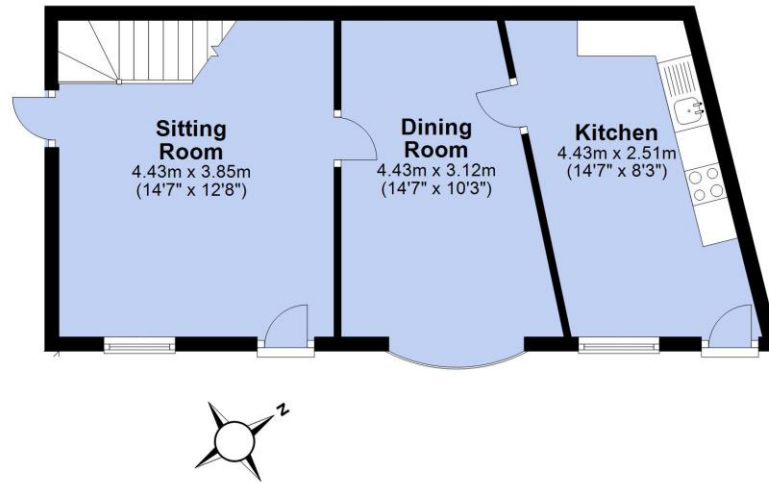
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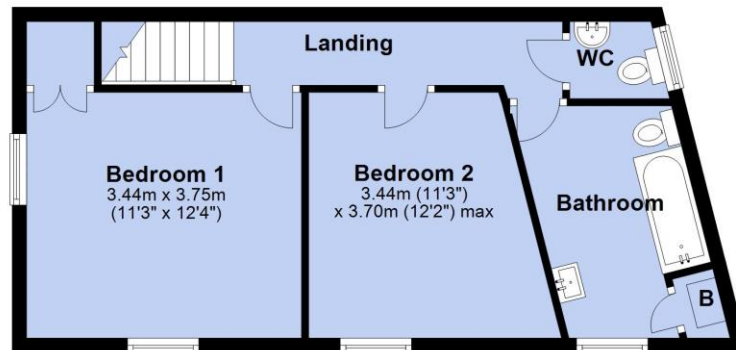
Ground Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
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.