



**JOHN COUCH**  
THE ESTATE AGENT

23 Ilsham House Asheldon Road  
Wellswood Torquay Devon

**£165,000 Leasehold**



# 23 Ilsham House Asheldon Road Wellswood Torquay Devon TQ1 2QU

## £165,000 Leasehold



A smartly presented, purpose built one bedroom apartment with lovely southerly views looking towards Ilsham Valley, south facing covered balcony and covered parking space

- Well-regarded development ■ Sought-after location
- Reception room ■ Kitchen ■ South facing balcony
- Bedroom ■ Bathroom/WC
- Covered parking ■ Communal laundry & drying area

### FOR SALE LEASEHOLD

This easy to manage apartment is located to the second floor (from the main entrance level) and provides a secure home in a sought-after location with far reaching views right towards Ilsham Valley. With new carpet and being freshly painted this secure home is now ready to move into.

### LOCATION

Set within the sought after and friendly community of Wellswood where the village style amenities include a pub, restaurant, French patisserie, convenience stores, pharmacy, boutique shops and salons. Wellswood also has a hoppa bus service and is home to St Mathias Church.

There are local beaches at Anstey's Cove and Meadfoot, both of which have waterside cafes. The harbourside and town are within easy reach and there are further buses available on the nearby Babbacombe Road.

### INTERIOR

Approached across a pedestrian walkway from Asheldon Road the apartment is accessed via the stairs or a lift which rise to the second floor. The front door opens to the hallway where there is a cloaks cupboard and directly ahead is the kitchen.

The kitchen has been fitted with a range of wall and base units with space provided for a cooker and fridge there is also space and plumbing for a washing machine. The sink is set under the window where there are views towards the valley and across the wooded hillside of Ilsham.

Adjacent to the kitchen is the reception room which is a lovely bright space with patio doors allowing an abundance of natural light and providing access to the balcony. This room has space for relaxing furniture to be placed for enjoyment of the view and space for a small dining table as well.

Across the hallway is the bedroom which has views towards Wellswood in one direction and towards Ilsham Valley in the other. This room is south facing and provides ample space for a bed, wardrobe and other furniture.

Completing the accommodation is a bathroom/WC where the bath has a shower over it and a folding shower screen.

### OUTSIDE

Approached from Asheldon Road the driveway opens to the visitors parking area with the parking space for this apartment being conveniently located next to the entrance to the building.

The space is fully under cover which ensures protection from the elements and any passing seagulls.

**VIEWING BY APPOINTMENT ONLY**

From the living room is a lovely balcony positioned for enjoyment of the views which stretch from the hillside at Stoodley Meadow, towards Ilsham Valley returning to Wellswood village. The abundance of trees makes this a wonderfully verdant and attractive view with the southerly aspect ensuring maximum sunshine.

There is a small area of communal garden that is well-tended and the lift descends to the lower entrance level for easy access to the Ilsham Valley and onwards to the beach. At the lower ground floor level is a communal laundry room and drying area available for residents.

#### **AREA**

Located within a large sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

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 and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

**SERVICES** Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric underfloor heating and electric immersion heater (Off Peak)

**CURRENT PROPERTY TAX BAND B** (Payable Torbay Council 2024/2025 £1736.66)

**MOBILE PHONE COVERAGE** O2, Vodafone Three, and EE (Estimated Ofcom Data)

**BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

**CURRENT MAINTENANCE/LEASE TERMS** £135 per month service charge which includes water rates. 199 year lease from 14/12/1982, lease expiry date 15/12/2181 remaining period 157 years. Owners own a share of the freehold.

**GENERAL GUIDANCE** Assured Shorthold Tenancies of a minimum of six months are permitted and pets are allowed with strict approval of the Ilsham House Resident's Association. Holiday letting is not permitted. (Subject to confirmation by the Management Company)

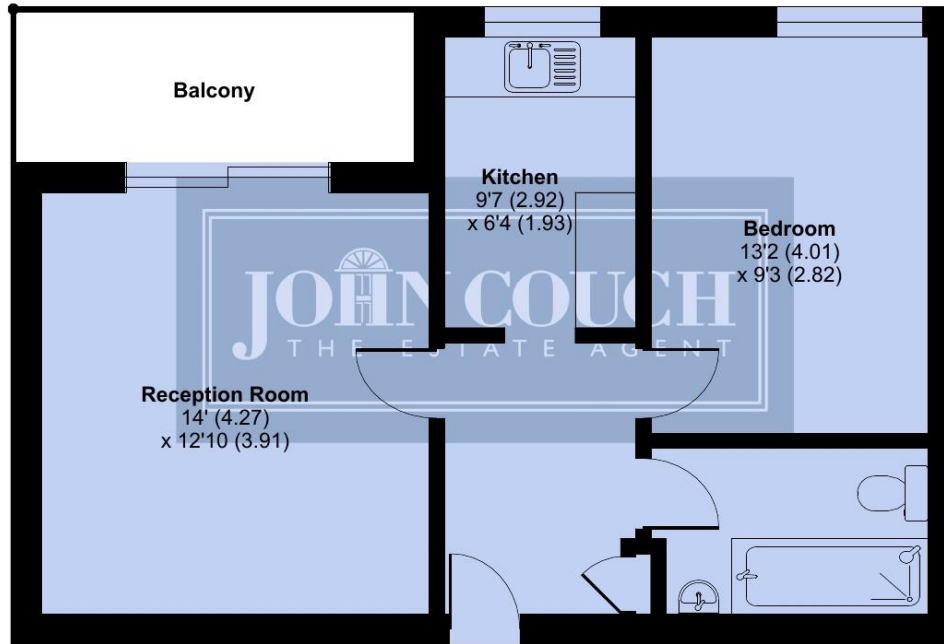




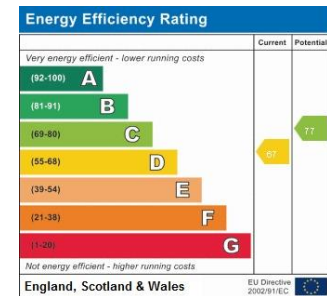


Approximate Area = 493 sq ft / 45.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Grant. REF: 1139926



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.