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THE ESTATE AGENT

10 Ansteys Close Wellswood  
Torquay Devon  
**£480,000 Freehold**



# 10 Ansteys Close Wellswood Torquay Devon TQ1 2QP

## £480,000 Freehold



A smartly updated end of terrace home in a sought after residential close with three double bedrooms, conservatory, garden, garage and parking, with public transport, shops and beaches close by

- Sitting/dining room ■ Conservatory
- Kitchen ■ Utility room ■ Cloakroom/WC
- 3 bedrooms with fitted wardrobes ■ En-suite shower room
- Family bathroom ■ Gardens ■ Garage ■ Driveway parking

### FOR SALE FREEHOLD

This well presented end of terrace house was built in the late 1960's and updated in recent years to provide a comfortable well-appointed home with an easy to manage garden and an attached single garage with driveway parking.

### LOCATION

Ansteys Close is a quiet cul-de-sac, sought after for its peaceful ambiance and proximity to the friendly village style community of Wellswood with its church, school, pub, delicatessen, French patisserie, cafes, restaurants and shops. There are excellent bus services in the immediate vicinity and the popular beaches of Anstey's Cove and Meadfoot, with their colourful beach huts and waterside cafes, are both within easy reach. Access to the South West Coastal Path is also close by.

### INTERIOR

This easy to manage home offers a traditional layout with the front door opening to a vestibule which in turn leads to the entrance hall where a door opens to the contemporary Cloakroom/WC.

To the right side an excellent sitting/dining room spans the length of the house and naturally divides to provide an area for comfortable seating to the front of the plan and space for dining table and chairs in front of the patio doors that open to a conservatory at the rear.

The conservatory is perfect for enjoying the afternoon sunshine with a door opening directly to the garden terrace providing a neat transition between the inside and outside spaces.

Returning to the hall the kitchen is located to the rear of the house with a window framing the view over the rear terrace and garden.

This room has been fitted with contemporary units which together with an original deep pantry provide excellent storage. The units are capped with contrasting countertops and there is a range of integrated appliances. A door opens to the utility room where there is space and plumbing for laundry appliances with a door opening to the garage and a further door opening to the side of the house and rear garden.

Returning to the hallway the staircase rises to the first floor where the principal bedroom overlooks the front aspect and has built-in wardrobes and a recently fitted contemporary en-suite with large walk-in shower with a window the front aspect.

The second bedroom is at the front of the house and is a lovely bright room with windows to two sides, this room has built-in double wardrobes.

VIEWING BY APPOINTMENT ONLY

The third bedroom has two built-in wardrobes and a window gives pleasant views over the rear garden. Completing the accommodation the family bathroom has a window to the rear aspect and a double-width shower.

### **OUTSIDE**

The driveway provides parking for one car in front of the single garage which has an automated door and provides secure parking. From the rear of the garage a doorway gives direct access into the utility room. The front garden has been designed for ease of maintenance with some mature shrubs providing year round interest.

The rear garden can be accessed from the utility room or from the Conservatory where a door opens directly onto the west facing terrace which is the perfect spot for enjoying the afternoon sunshine.

The terrace is bordered by a small rockery and lovely old stone walls with steps leading up to a level area of lawn which is dissected by two garden paths leading to a shed and small glass house.

### **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 international marina is located next to the working harbour and the sandy beaches, iconic palm trees and beach huts provide a timeless element.

Within the bay are many beaches and coves to explore, some are peaceful havens for relaxing and have waterside cafes and others offer water sports, fishing and boat trips. The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls and cricket are all close by.

There are many stylish bars and an extensive choice of fine restaurants, some of which specialise in locally caught seafood and provide opportunities for al-fresco dining and to enjoy live music.

Tor Bay has four theatres and three cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the international Agatha Christie Festival and an annual seafood festival.

### **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 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 F** (Payable Torbay Council 2024/2025 £3225.23)

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)  
**BROADBAND** Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)











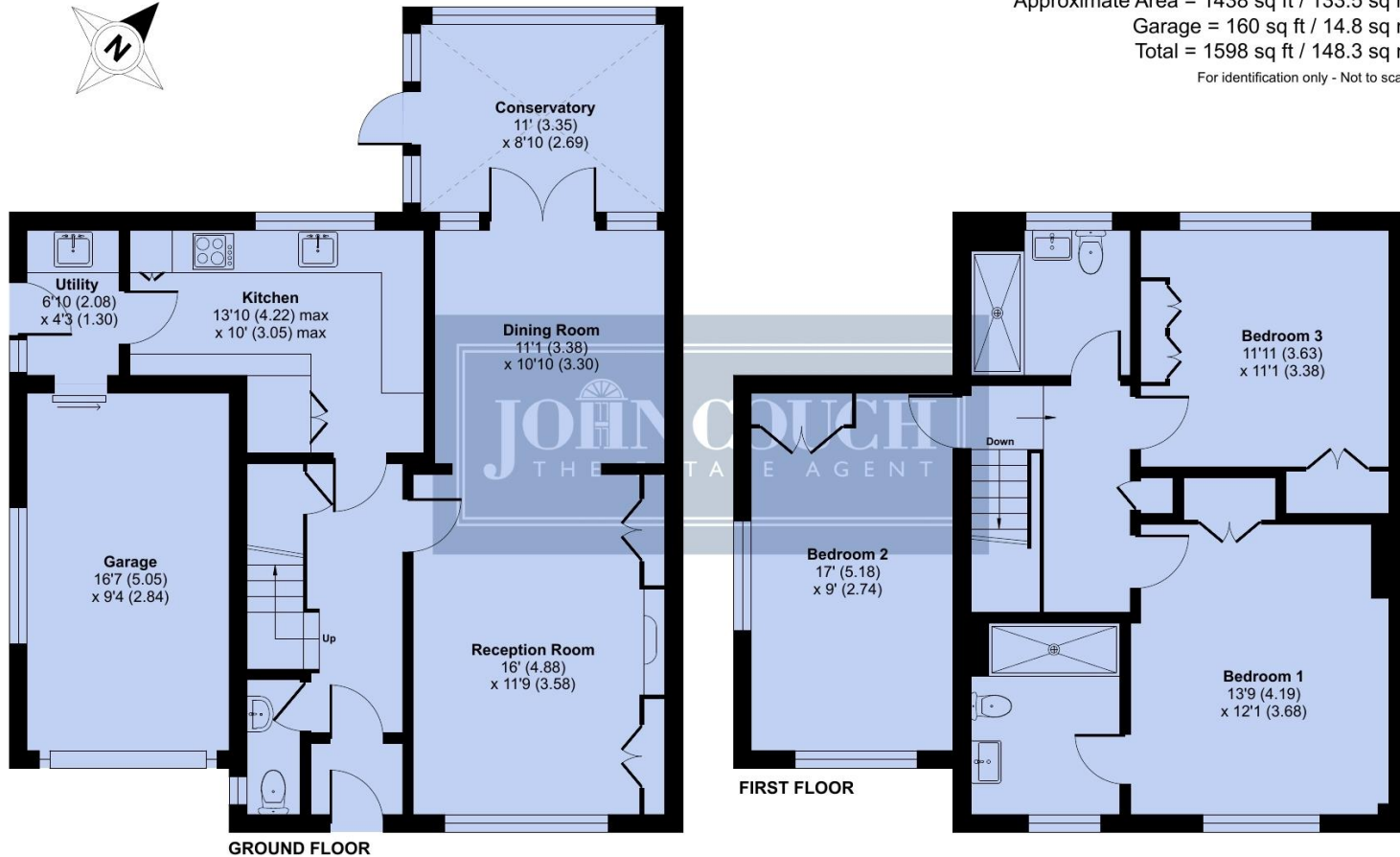




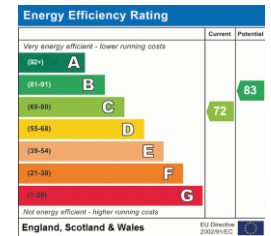




Approximate Area = 1438 sq ft / 133.5 sq m  
Garage = 160 sq ft / 14.8 sq m  
Total = 1598 sq ft / 148.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for John Couch The Estate Agent. REF: 1192926



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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