



 **JOHN COUCH**
THE ESTATE AGENT

2 Kensey Close
Torquay Devon
£650,000 Freehold



2 Kensey Close Torquay Devon TQ1 3TW

£650,000 Freehold



With lovely views into Lyme Bay, the property is quietly located in sheltered private gardens and offers a detached five bedroom family house with flexible accommodation, a superb conservatory and double garage

- Detached house ■ Some sea views ■ 3 reception rooms
- Kitchen/dining room ■ Utility room ■ Cloakroom/WC
- Three double bedrooms ■ 2 single bedrooms ■ Family bathroom ■ En-Suite
- Double garage ■ Sheltered gardens

FOR SALE FREEHOLD

This well-proportioned detached house was built during the 1980's and has been updated over the years and extended to provide a large conservatory, a separate utility room and a successful loft conversion. The house and gardens offer a good deal of privacy with the house providing over 1800 sq. ft of accommodation that unfolds over three levels. There are established sheltered gardens and a double garage.

LOCATION

The property is set in a quiet cul-de-sac located just off the Babbacombe Road close to the village style community of Wellswood, where can be found a church, pub, restaurants, French patisserie, boutique shops, post office, pharmacy and convenience stores. There are also two good primary schools close by (subject to any catchment rules).

Kensey Close is also convenient for the South West Coastal Path and local beaches including Anstey's Cove and Meadfoot both of which have cafés with waterside terraces. There is an excellent bus service on the nearby Babbacombe Road where services run to the harbourside and marina bringing the facilities of the town within easy reach.

INTERIOR

The front door opens to the hallway where a small cloakroom/WC is found on the right side and a further door on the left opens to the living accommodation which is loosely open plan but with defined spaces that create a good flow across the ground floor. The living room has a deep bay window to the front aspect and opens to a second sitting room which would work well as a dining room.

This room in turn opens to a large conservatory which is the perfect space to enjoy the views across the garden.

The kitchen/dining room has space for a dining table in front of the window that overlooks the rear garden whilst the kitchen is laid out in a galley style with a good range of wall and base units, capped with contrasting countertops and fitted with some integrated appliances. The adjacent utility room has plumbing and space for laundry appliances, with windows to three sides and a door opening to the garden.

Stairs lead from the second sitting room to the first floor where there are two double bedrooms and two single bedrooms one of which is currently used as a home office.

VIEWING BY APPOINTMENT ONLY

The bedrooms to the rear have lovely views across the surrounding area with enticing glimpses into Lyme Bay. A contemporary family bathroom with a corner shower cubicle completes the accommodation at this level.

The principal bedroom is located to the second storey where Velux style windows flood the room with natural light and frame fabulous views into Lyme Bay and there is an en-suite shower room and WC. *(Please note there is restricted height at the eaves where there are storage cupboards)*

OUTSIDE

Approached at the end of a shared driveway from Kensey Close, the garage has electric roller doors and provides excellent parking for two cars with additional space for storage and a separate door that opens to the side garden.

The front of the house is bordered by a grass bank with well-established hedging making the house very secluded. The rear garden is accessed from the utility room or from the conservatory where the door opens to a paved area. The garden has tiered lawns with vegetable patches, a greenhouse and a wonderful variety of fruit trees including fig, pear, apple and lemon which thrive in this private and sheltered spot.

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, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Tor Bay 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.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls, football, rugby and cricket are all close by.

Torquay has many schools with an independent school at St Marychurch and a good selection of primary and secondary schools around the bay including grammar schools in both Torquay and Churston (subject to catchment area and entry rules)

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, O2 and Vodafone (Estimated Ofcom Data)

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









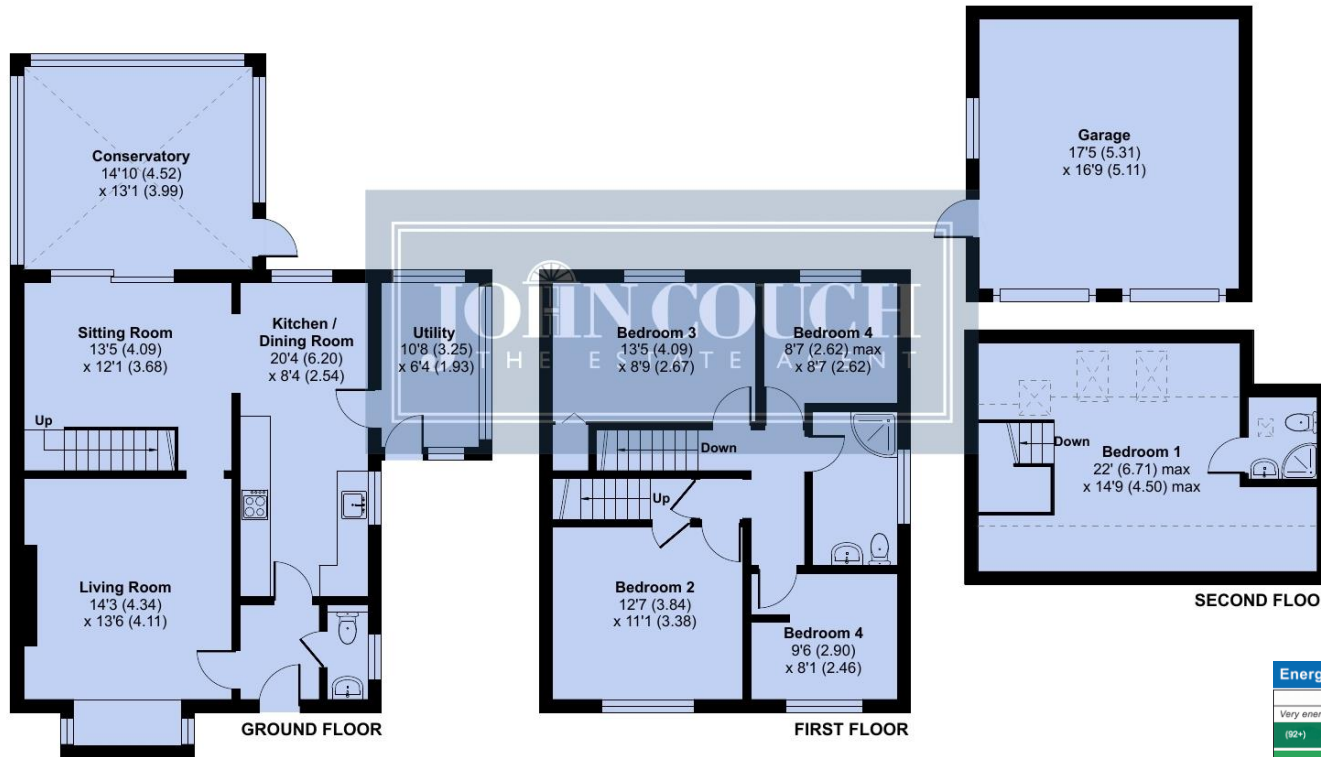






Denotes restricted head height

Approximate Area = 1694 sq ft / 157.3 sq m
 Limited Use Area(s) = 126 sq ft / 11.7 sq m
 Garage = 295 sq ft / 27.4 sq m
 Total = 2115 sq ft / 196.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2024. Produced for John Couch The Estate Agent. REF: 1205043

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.