



**JOHN COUCH**
THE ESTATE AGENT

10 Bishops Close
Torquay Devon
£695,000 Freehold



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A most attractive and spacious four bedroom home close to Meadfoot Beach and Wellswood Village with light filled accommodation and fabulous views across the Ilsham Valley and surrounding hillsides to the East Devon Coast

- Detached house ■ Far reaching views to the sea
- Two reception rooms ■ Kitchen ■ Cloakroom/WC
- Four bedrooms ■ Two bathrooms ■ Tiered garden ■ Summerhouse
- Balcony ■ Large garage ■ Off-road parking

FOR SALE FREEHOLD

This comfortable home unfolds over two levels and has been cleverly designed to make the most of the natural daylight and far-reaching views to the sea. The well-proportioned accommodation provides flexible living spaces with the accommodation spanning over 1900 sq. ft of living space.

LOCATION

Bishops Close is in an elevated situation just off Ilsham Marine Drive, in one of Torquay's most desirable residential areas where there is an attractive mix of individually styled homes. This enviable residential location sits between the beaches of Meadfoot, Anstey's Cove and the South West Coastal Path. The nearby village style community of Wellswood has superb local amenities including boutique shops, a French patisserie, restaurants, pub, pharmacy, Church, post office and school. This quiet cul-de-sac is also convenient for the harbourside, marina and the facilities of the town.

INTERIOR

From Bishops Close a slope and steps rise to a large terrace where the front door is recessed under a large, covered porch and the door opens to a welcoming hallway.

To the right of the hallway a double bedroom has stunning views across the hillside, an en-suite cloakroom/WC and a built-in wardrobe. To the left of the hallway an additional double bedroom is accessed through a large reception room which would make this space ideal as a guest suite or for a dependent relative. Both rooms enjoy extensive views across the hillsides. To the rear of the plan is a superb contemporary family bathroom with electric underfloor heating and a window providing natural light.

Returning to the hallway, the stairs rise to the first floor where the sitting/dining room has expansive windows that not only draw in plenty of natural light but frame views over the garden to rear and across the hillsides to the East Devon Coast to the front.

Patio doors open to the balcony which is the perfect place to enjoy the late afternoon sunshine. This room naturally divides to provide space for a dining table and comfortable furniture for relaxation with a fireplace creating a cosy focal point during the winter months.

The kitchen is principally galley style with large corner windows giving views over the garden. A good range of wall and base units provide storage with contrasting countertops extending to two sides. There is also a very useful utility cupboard and a further door opening to the garden terrace.

The principal bedroom sits to the front of the plan and is a very bright room with built-in wardrobes and windows framing views of Ilsham Valley and, to the left, to the East Devon Coastline. A further double bedroom, also with stunning views, completes the first floor accommodation.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

At road level a driveway provides parking for one car and access to the large garage which has an automated door. Adjacent to the garage are steps that rise to the entrance terrace. Alternative access is via the gated driveway which leads to steps continuing to the entrance. The front garden has been filled with Mediterranean plants that thrive in this location and provide year round interest with a large terrace adjacent to the front of the house an ideal place to enjoy the late afternoon sun.

From the kitchen a door opens to a terrace for al-fresco dining with steps rising to lawned areas where there is a greenhouse and an attractive summerhouse which is perfect for storing garden paraphernalia. The tiered garden is a real feature of the property and has a profusion of mature plants and shrubs.

To the rear boundary is an area of natural woodland which is jointly owned by the six houses in the close that back onto this land. *(An annual charge for insurance for this land is shared between the properties – and is currently approximately £25 per year, per house)*

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 wonderful 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. The horseshoe shaped bay, being a natural safe haven, 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 with national and international races throughout the year.

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.

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 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. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2024/2025 £3225.23)

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



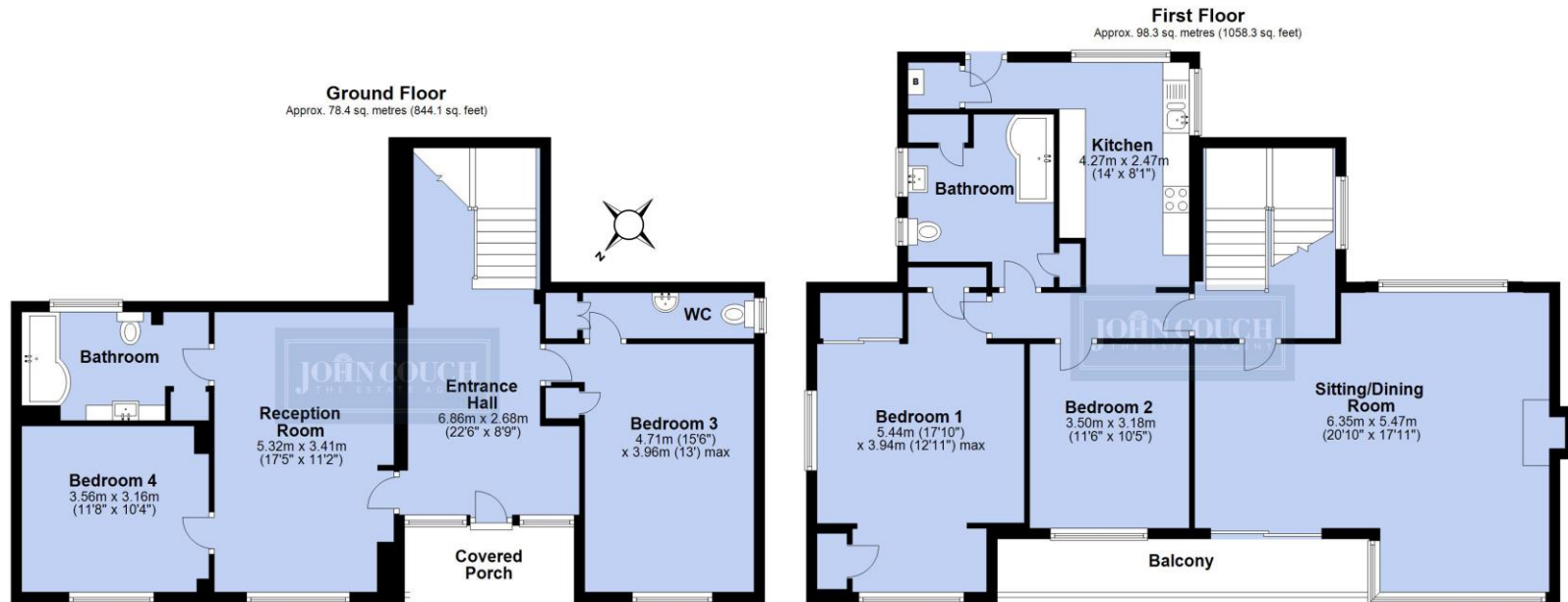




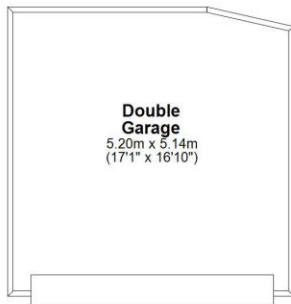








Total area: approx. 176.7 sq. metres (1902.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	69	
(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.