



**JOHN COUCH**
THE ESTATE AGENT

20 Colwyn Court Asheldon Road
Torquay Devon

£300,000 Freehold



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Torquay Devon TQ1 2QT

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Located In the heart of Wellswood, the property offers a well presented home with flexible 2/3 bedroom accommodation, lovely southerly views, balcony, low maintenance courtyard garden, carport and driveway parking

- Wellswood location ■ South facing town house ■ Cloakroom/WC
- Flexible accommodation ■ Open-plan kitchen/living/dining room
- Living room/additional bedroom or office space ■ 2 bedrooms
- Family bathroom ■ Carport & parking ■ Balcony ■ Courtyard garden

FOR SALE FREEHOLD

Designed for easy relaxed living, this well maintained home unfolds over three levels with the principal living space at entry level having access to a south facing balcony and views looking towards Ilsham Valley. With flexible accommodation that offers an additional bedroom, sitting room or workspace at garden level, the property offers an ideal home close to local amenities.

LOCATION

Colwyn Court is located within the village style community of Wellswood where the superb facilities include convenience stores, pharmacy, post office, pub, restaurants, salons, boutique shops, school and Church. The nearby Ilsham Valley leads to the popular beach at Meadfoot beach where there is a café with waterside terrace and access to the south west coastal path. Excellent bus services operate from nearby Babbacombe Road.

INTERIOR

Approached over the driveway the front door opens to a lobby where there is a useful double cloaks cupboard and to the right side a cloakroom/WC. The open-plan living space is configured to provide a kitchen area to the front of the plan where a good range of contemporary wall and base units are capped with contrasting countertops that continue to form a breakfast bar that neatly divides the kitchen area from the living space. This area is naturally zoned to provide space for a dining table and chairs to be set in front of the window and for comfortable seating to be placed in front of the patio doors that open to the south facing balcony. A gas log-effect fire provides a cosy focal point on colder days.

Stairs descend to the garden level where there is a large sitting room with doors opening onto the garden terrace. This room would work well as an additional bedroom, provide space for hobbies or provide an excellent office for those who work from home.

At first floor level there are two bedrooms and a contemporary bathroom. The principal bedroom has space for a large bed and additional furniture alongside the fitted double wardrobes. Located to the south side of the plan the large windows frame stunning views across Ilsham Valley giving the room the feel of a peaceful haven. Bedroom two is located to the front of the house and also has a fitted wardrobe.

OUTSIDE

From Asheldon Road, Colwyn Court is accessed over a private road where the house can be found on the right side. The paved driveway leads to the front door and provides carport parking, storage space and additional parking for two cars.

VIEWING BY APPOINTMENT ONLY

At entry level the balcony has a glass and stainless steel balustrade with space for sun loungers or a table and chairs for al-fresco dining. With views through the trees stretching around the valley this private space is south facing and enjoys a good deal of sunshine throughout the day providing the perfect place to relax.

At garden level a courtyard garden provides an additional outside space where the paved terrace is framed by specimen trees that create a quiet retreat that is perfect for low maintenance gardeners.

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 wonderfully 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 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.

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.

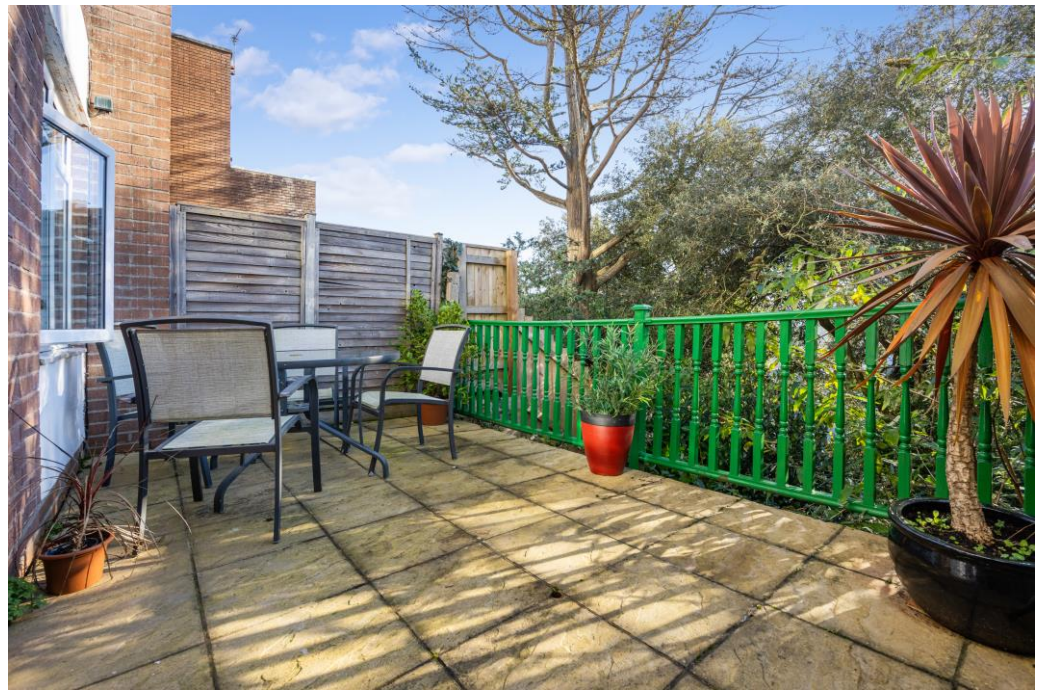
CURRENT PROPERTY TAX BAND C (Payable Torbay Council 2024/2025 £1984.75)

MOBILE PHONE COVERAGE EE, Three 02 and Vodafone (Estimated Ofcom Data)

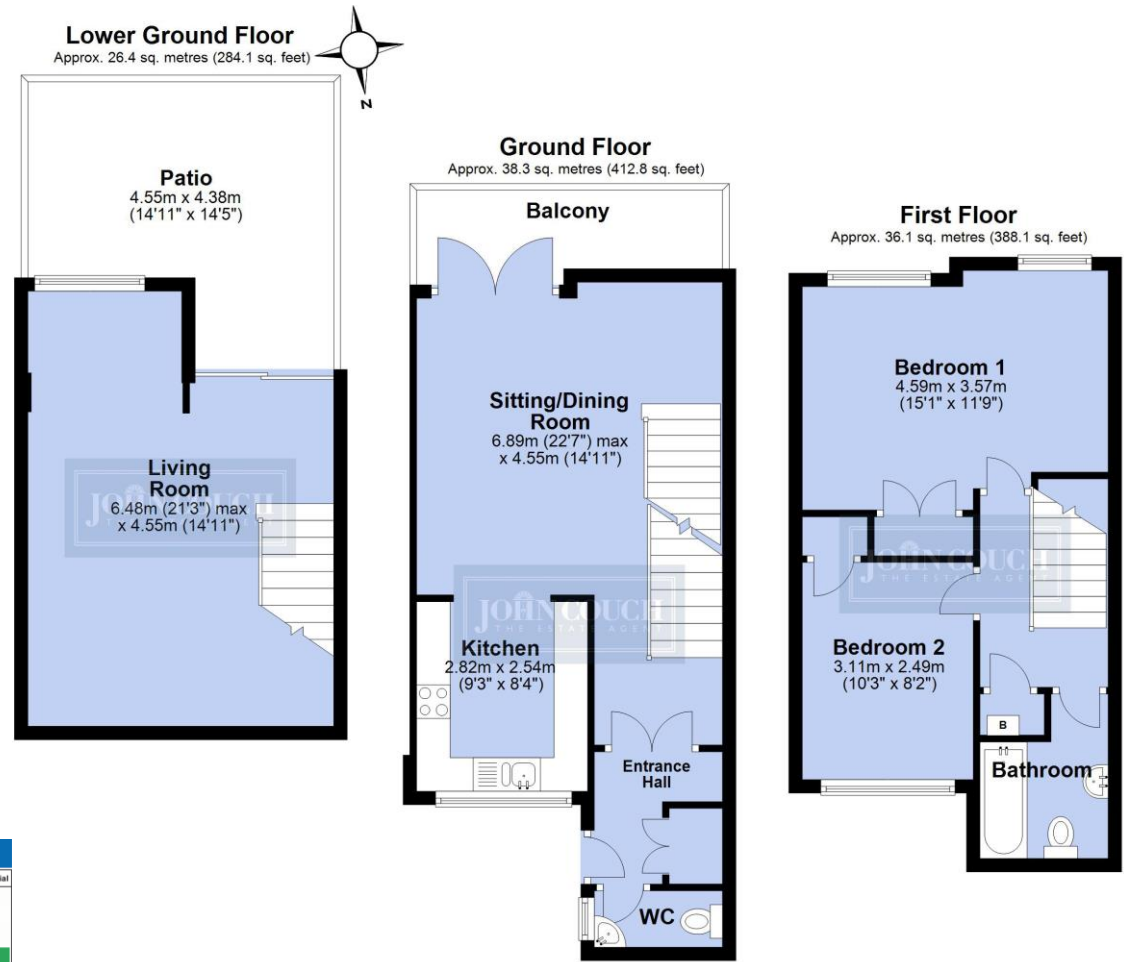
BROADBAND Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)

AMENITY CHARGE (For private road and lighting) £130 per annum









Total area: approx. 100.8 sq. metres (1085.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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.