



**JOHN COUCH**
THE ESTATE AGENT

442 Teignmouth Road
Torquay Devon
£475,000 Freehold



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Torquay Devon TQ1 4SL

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A spacious double-fronted property with period charm that has been significantly updated over recent years to provide a comfortable home with four bedrooms, three bathrooms, gardens, double garage and gated parking

- Detached updated period home ■ Flexible living spaces
- Four bedrooms ■ Family bathroom ■ Two en-suite bathrooms
- Double garage ■ Driveway parking ■ Electric gates
- Decked terrace and gardens

FOR SALE FREEHOLD

This classically styled home retains much of its original 1920/30's heritage but with interiors that have been extended and updated to provide spacious, flexible accommodation for modern living.

With four bedrooms, including two on the ground floor, this home enjoys a good deal of natural light and has excellent living spaces complimented by garden areas that enjoy sunshine throughout the day along with a double garage and driveway parking.

LOCATION

Conveniently located between Maidencombe and Torquay, the house is close to local amenities at nearby St Marychurch which is also home to Torquay Golf Club, with further facilities in Babbacombe that include a theatre, hotels, restaurants, cliff top promenade and funicular railway to the beach.

Watcombe Beach and local playing fields can be easily accessed along with the South West Coastal Path. Torquay harbourside and the facilities of town are approximately 3.5 miles away and this location is also well placed for quick access to the out of town shopping centres and Torbay Hospital.

There are good local bus services in the immediate vicinity with the railway stations of Torquay and Newton Abbot within easy reach.

INTERIOR

The glazed front door is set within an original stone archway and opens to a porch with a further door opening to the spacious hallway.

To the front of the plan is a spacious dining room with a square bay window overlooking the front garden and a period style fireplace with arched recesses to either side.

At the rear of the house the spacious living room also has a period fireplace and there are double doors opening to the rear deck and garden. A door from the living room opens to the kitchen which has views over the garden and a good range of wall and base units with some integrated appliances and space for a free-standing kitchen island.

Returning to the hallway the principal bedroom has a square bay that overlooks the front garden and quality fitted wardrobes that provide excellent storage, with ample space for additional bedroom furniture.

The large ground floor bathroom has a bath and large walk-in shower and to the rear is a further bedroom which is currently used as a study. Completing the ground floor accommodation is a utility room that is plumbed for laundry appliances.

VIEWING BY APPOINTMENT ONLY

A turned staircase rises to the first floor where there are two further double bedrooms, one with a fitted wardrobe and both with contemporary ensuite shower rooms. These rooms have multiple windows that provide views over the gardens and flood the rooms with good natural light.

OUTSIDE

Electric sliding double gates open to the driveway that provides parking for two cars and access to the double garage which has automated doors. An EV car charging point is positioned to the outside of the garage.

The gardens have been designed to be low maintenance whilst providing interest and colour all year. To the rear, accessed from the living room, a decked terrace enjoys maximum sunshine and is the perfect place to dine al-fresco. There is also an area of level lawn with a useful garden shed providing storage for garden paraphernalia.

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.

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 E (Payable Torbay Council 2024/2025 £2729.04)

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









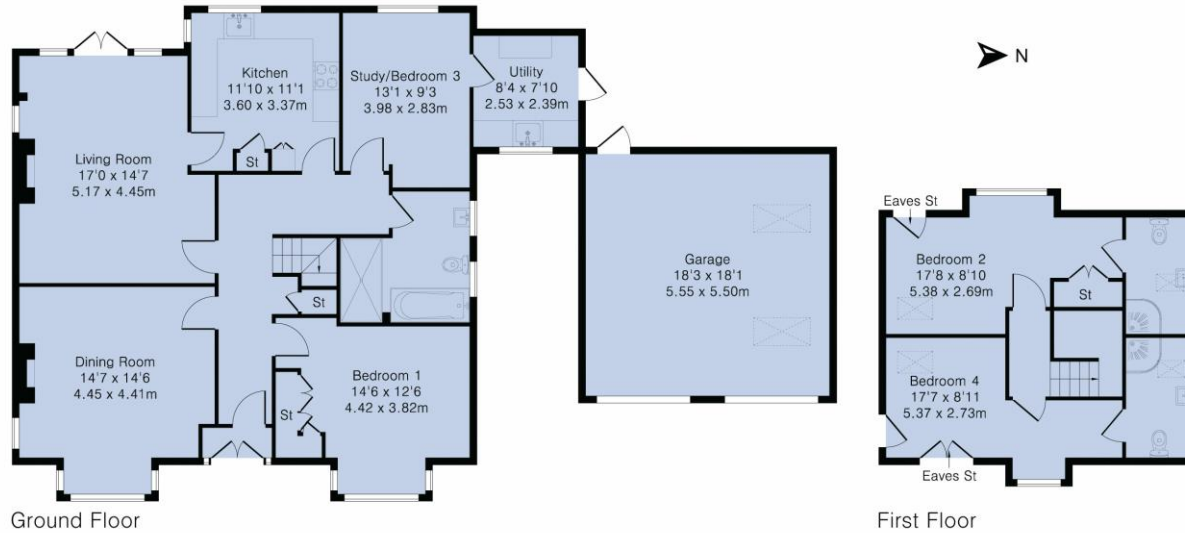




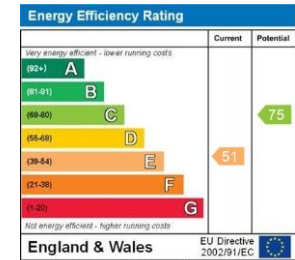
Approximate Gross Internal Area 1934 sq ft - 180 sq m

Ground Floor Area 1507 sq ft – 140 sq m

First Floor Area 427 sq ft – 40 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk

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www.johncouch.co.uk

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.