



**JOHN COUCH**  
THE ESTATE AGENT

Rosemary Lower Erith Road  
Torquay Devon

**£595,000 Freehold**







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Torquay Devon TQ1 2PX

£595,000 Freehold



A traditional double-fronted single storey home that offers versatile accommodation and period features with three double bedrooms, study, excellent living space, driveway parking and a garage

- Single storey residence ■ Close to amenities and harbourside
- Sitting room ■ Kitchen/dining room ■ Utility room
- 3 bedrooms ■ 1 Dressing room ■ En-suite bathroom ■ En-suite cloakroom
- Family bathroom ■ Garden ■ Garage ■ Driveway parking

### FOR SALE FREEHOLD

Thought to have been built c1930 Rosemary has been extended over the intervening years to provide spacious accommodation that still retains much of the original character. It offers potential for enhancement of its features, the accommodation laid out over one level with private gardens that enjoy a good deal of sunshine throughout the day.

*The opportunity exists to expand into the loft space subject to the necessary permissions.*

### LOCATION

Lower Erith Road is within the Lincombes Conservation area sought after for its Victorian architecture, peaceful ambience and easy proximity to the harbourside and beaches. There is a local bus service in the vicinity with some local shops at Lisburn Square. The nearby village style community of Wellswood has a comprehensive range of amenities including shops and restaurants, pharmacy, post office, school and Church.

### INTERIOR

The front door opens to the welcoming reception hall from where all the accommodation fans out. To the right side is the spacious living room which has a deep bay window overlooking the front aspect and a fireplace that provides a cosy focal point during the colder months. Following the hallway to the rear of the plan the kitchen/dining room is a large space that has a dining area with a fabulous, vaulted ceiling with exposed beams and doors to the terrace, multiple windows within the bay flood the room with natural light. The kitchen is well fitted with a good range of wall and base units and with direct access to a utility room which in turn opens to the rear of the house.

Returning to the hallway is a study (currently used as store), adjacent to this is a large family bathroom that has a fitted bath and separate shower.

The house has three double bedrooms, with the principal bedroom located to the front of the property where the large bay is a striking feature along with a character fireplace. This room opens to a dressing room which in turn opens to an en-suite bathroom with a roll-top bath and separate shower. Bedroom two also has a feature fireplace and is currently used as a music room and has an en-suite cloakroom/WC. The third double bedroom has a large window overlooking the sunny courtyard.

### OUTSIDE

Rosemary is approached over the sloped driveway that leads to a turning and parking area and garage. The gardens are principally to the front and side of the house where a lovely area of garden and a terrace provide a sunny sheltered spot for relaxation and al-fresco dining with easy access directly into the kitchen/dining area. The gardens are planted with many mature shrubs and trees that provide interest and create privacy throughout the year.

VIEWING BY APPOINTMENT ONLY

## 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 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 2025/26 £2859.80)

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







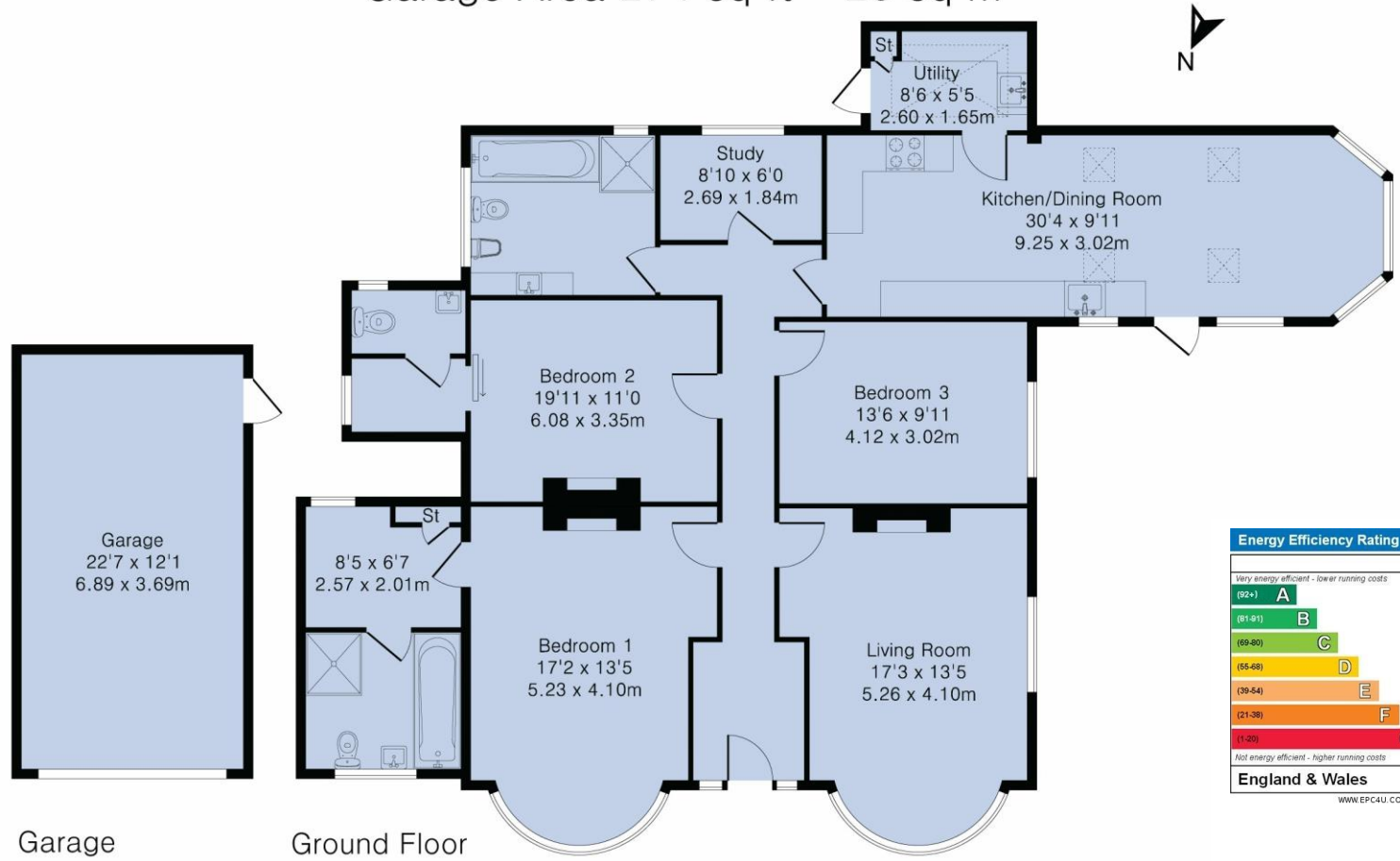




# Approximate Gross Internal Area 1802 sq ft - 167 sq m

Ground Floor Area 1528 sq ft – 142 sq m

Garage Area 274 sq ft – 25 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.