



ROCKYWAY  
COTTAGE

**JOHN COUCH**  
THE ESTATE AGENT

Rockyway Cottage Kents Lane  
Torquay Devon

**£350,000 Freehold**



# Rockyway Cottage Kents Lane Wellwood Torquay Devon TQ1 2PP

## £350,000 Freehold



A deceptively spacious and unique home built c1990 to complement the surrounding Victorian mews style cottages, with three bedrooms, two reception rooms and a small outside seating area

- Sought-after Wellwood location ■ Three bedroom house
- Two reception rooms ■ Cloakroom/WC
- Family bathroom ■ En-suite ■ Outside seating area

### FOR SALE FREEHOLD

This well-appointed mews style house has well planned accommodation that has recently been upgraded with a new gas boiler, new flooring and also has been re-wired and re-plumbed.

### LOCATION

Kents Lane is at the heart of Wellwood in the Lincombes Conservation area and within minutes of the much sought after amenities of Ilsham Road, where a vibrant local community creates a sense of well-being and belonging. The excellent local amenities here include a pharmacy, post office, French patisserie, delicatessen, convenience stores, salons, pub, cafes, restaurant, Church and School. Within a short walk is the Ilsham Valley and the nearby beaches at Meadfoot and Ansteys Cove, both of which have waterside cafes.

A comprehensive bus service operates from the nearby Babbacombe Road, with buses going to the harbourside in one direction and to St Marychurch and Babbacombe in the other.

### INTERIOR

Rockyway Cottage is a well-planned home with over 1300sq ft of accommodation laid out over two floors. The front door opens to a welcoming entrance hall that draws you to the sitting room which is located to the rear of the house. This large room is flooded with natural light that flows through the full-length glazed window and door that open to the terrace.

The dining room provides a good space for a dining table and chairs to be placed in front of the window that overlooks the lane to the front with the space flowing into the kitchen.

The galley style kitchen is fitted with a range of contemporary wall and base units that incorporate some integrated appliances and the contemporary white units are offset with contrasting countertops for a stylish finish. A window to the front and a glazed door to the terrace make this a lovely bright room.

A smart Cloakroom/WC completes the accommodation at the ground floor.

The open-tread staircase rises to the first floor where there are three bedrooms. Bedroom one is a spacious double bedroom with a window to the rear and a modern en-suite shower room. The second bedroom is also a good sized double and has fitted wardrobes and windows to the front aspect with direct access to the family bathroom.

VIEWING BY APPOINTMENT ONLY

Bedroom three is a spacious single bedroom with a window to the front. Completing the accommodation is a family bathroom that has a fresh white contemporary suite with a modern shower over the bath and a window to the rear. (This bathroom can also be accessed from bedroom 2).

**OUTSIDE** To the side of the property is a small outside seating area that can be reached from either the living room or kitchen providing a lovely spot to catch the afternoon sun or to eat al-fresco.

### 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 together with 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 C** (Payable Torbay Council 2025/26 £2079.86)

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



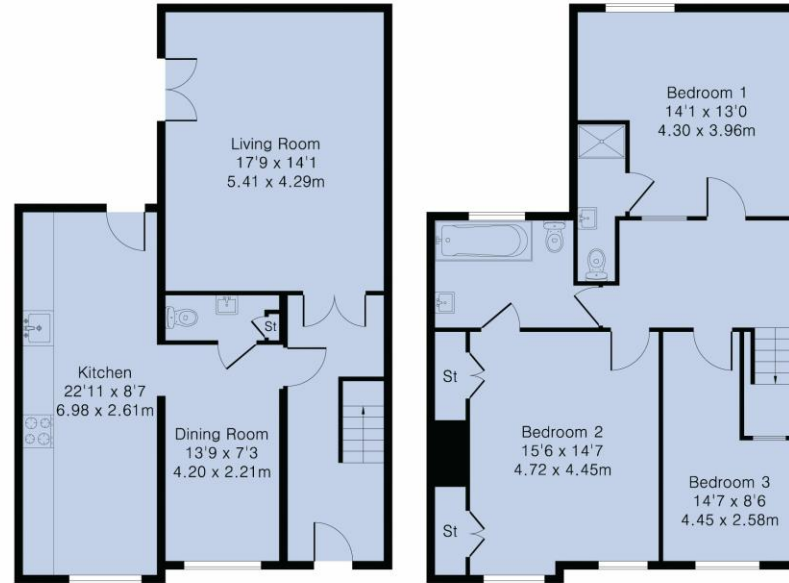




**Approximate Gross Internal Area 1385 sq ft - 129 sq m**

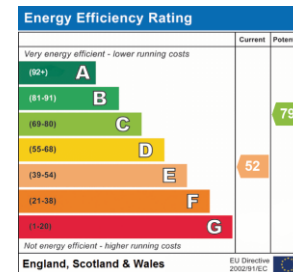
Ground Floor Area 695 sq ft – 65 sq m

First Floor Area 690 sq ft – 64 sq m



Ground Floor

First Floor



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.



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