



JOHN COUCH
THE ESTATE AGENT

7 Condor Drive
Torquay Devon
£525,000 Freehold



7 Condor Drive
Torquay Devon TQ2 7TU

£525,000 Freehold



A modern five bedroom house offering substantial and flexible accommodation with a garage, parking and private garden with a south westerly aspect

- Sitting room ■ Dining room/snug ■ Kitchen/breakfast room
- Four double bedrooms ■ Single bedroom ■ 3 En-suites
- Family bathroom ■ Cloakroom/WC ■ Garden-level bonus room
- Garage ■ Parking ■ Gardens, decked terrace and balcony

FOR SALE FREEHOLD

The houses in Condor Drive were built approximately twenty years ago when the Willows development was first being constructed. This classically styled detached house has been well maintained and now offers a superb family home with accommodation over three levels and the addition of a bonus room at garden level that is a perfect garden retreat but could make a superb home office. A garage provides parking and storage with space in front for additional parking.

LOCATION

Condor Drive is set in a sought after residential location on the outskirts of Torquay close to the Willows village centre where there is a pub, take-away food outlet, an optician, vets and hairdresser, with an extensive range of supermarkets and popular high street stores at the close by Willows and Wren retail parks.

The local area also has a selection of schools including the boys' and girls' grammar schools at Shiphay (subject to catchment rules), Torbay Hospital is also just a short distance away and there is a range of local buses with Torre Station approximately two miles distant.

Torquay with its many facilities, sandy beaches and seafront promenade are within just three miles and this location is also ideal for those leaving the bay with the South Devon Highway creating a fast link with the Devon Expressway (A38) and the M5.

INTERIOR

The front door opens to a welcoming hallway where there is a cloakroom/WC and the sitting room can be found to the left side. This spacious room has an abundance of natural light with windows to the front and French doors opening to a decked terrace at the rear.

An attractive fireplace has a working gas fire and creates a cosy focal point. Across the hallway is the snug which would work well as a formal dining room. The kitchen/breakfast room is located at the rear of the house and is fitted with a good range of wall and base units incorporating some integrated appliances and with space for a range cooker and a table and chairs. Large windows give views through the trees over the surrounding area and there is a door opening to the decked balcony.

From the hallway stairs rise to the first floor where the principal bedroom has an en-suite shower room and built-in double wardrobes. Bedroom two overlooks the back garden and is also a double room with built-in wardrobes and an en-suite shower room, whilst the additional bedroom at this level is a single bedroom overlooking the front aspect. A family bathroom completes the accommodation on the first floor.

VIEWING BY APPOINTMENT ONLY

Stairs rise to the second level where there are two generous bedrooms, one with an en-suite bathroom and both with views over the surrounding area. This level could be used as a private principal suite comprising a large bedroom with en-suite bathroom and an adjacent sitting/dressing room. From the landing there is access to the loft which we understand is partially boarded and has a pull-down loft ladder.

At garden level there is an additional room accessed via patio doors which is currently a used as a garden retreat but would make a superb home gym, games room or provide an excellent self-contained space for home working. (This room can be reached either from the steps that lead from the balcony to the decked terrace or from a pathway to the side of the house).

OUTSIDE

To the front of the house is an area of level lawn with a pathway from the drive to the front door. The driveway provides parking and gives access to the single garage.

The balcony is accessed from the kitchen or through French doors from the sitting room with steps leading down to the garden level where there is a large, decked terrace (composite decking material).

The garden is fully fenced with established shrubs and mature trees on the boundary providing privacy and year round interest. Beyond the boundary is a public footpath which provides a pedestrian link from the Willows village centre to Centenary Way.

AREA

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood.

Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive. Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities.

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.

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, Plymouth and the M5 motorway. The international airport at Exeter is a gateway to destinations further afield.

SERVICES Mains water, gas, 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 2025/26 £2859.80)

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

BROADBAND Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)



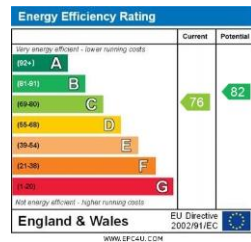
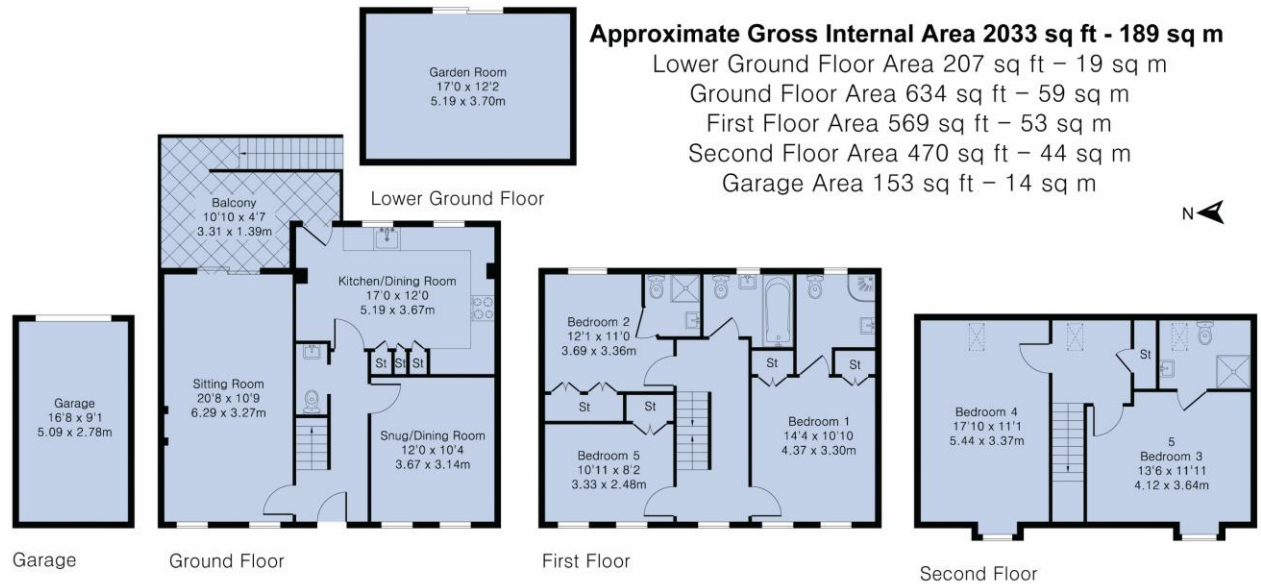












Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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

**JOHN COUCH**
THE ESTATE AGENT



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.