



JOHN COUCH
THE ESTATE AGENT

Tanwood 4 The Woods
Higher Lincombe Road Torquay Devon
£695,000 Freehold



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An attractive and nicely appointed four bedroom home, providing spacious accommodation for a modern lifestyle, with some sea glimpses, south-west facing gardens, integral double garage and driveway parking

- Detached house in a select location ■ Living room
- Kitchen/dining room ■ Utility room ■ Cloakroom/WC
- Four bedrooms ■ Family bathroom ■ En-suite bathroom
- Double garage ■ Driveway ■ South-west facing gardens

FOR SALE FREEHOLD

Tanwood dates from the mid 1980's and provides well-planned accommodation that unfolds over two levels. Designed for a relaxed lifestyle the bright living spaces flow into each other and give easy access to the gardens at the rear. To the first floor are four double bedrooms and two bathrooms with two bedrooms having some sea glimpses. There are level gardens to the front and rear of the property and good parking provided by an integral double garage and driveway.

LOCATION

The Woods is a small enclave of individual detached homes set on the crest of Lincombe Hill adjacent to the Lincombes Conservation area. This location is sought-after for its quiet ambiance and close proximity to the village style community of Wellswood, which has a Parish Church, French patisserie, delicatessen, pub, restaurants, cafes, convenience stores, pharmacy and Post Office.

Nearby are footpaths that meander through Lincombe Woods to Ilsham Valley and the beach at Meadfoot, which has a café with a waterside terrace. The harbourside and all that Torquay has to offer is only a short distance away and there is local link bus service operating in the area.

INTERIOR

The front door opens to the welcoming entrance hall where there is direct access to the garage with a further door opening to the contemporary Cloakroom /WC.

To the left side the spacious sitting rooms spans the width of the house with a bay window to the front aspect and sliding doors opening to the decked terrace and garden to the rear. There is a feature fireplace and an opening links to the dining room which flows into the kitchen with a breakfast bar peninsula separating the two areas.

The dining room has space for a large table and chairs and the kitchen is fitted with a range of units incorporating some integrated appliances. A door opens to the utility room which has plumbing and space for laundry appliances with a door opening to the outside.

Returning to the hallway the turned staircase rises to the first floor galleried landing that has space for a sofa or desk and gives access to the bedrooms and bathrooms.

The principal bedroom has French doors opening to a decked balcony overlooking the garden and flows into the dressing room with a door opening to the large en-suite bathroom that has a walk-in shower and separate bath.

VIEWING BY APPOINTMENT ONLY

There are three further bedrooms, two of which have views towards the sea and built-in wardrobes. Completing the accommodation is a contemporary family bathroom with a P-shaped bath with a shower-over.

OUTSIDE

To the front of the house a brick-paved driveway provides parking and gives access to the double garage that has an automated door. The garage has a window providing natural light and there are some fitted units for storage and a wall-mounted gas boiler. The front garden has an area of level lawn edged with flower borders.

The rear garden is screened with mature trees and pretty climbing clematis. A decked terrace adjoins the house and is the perfect place for al-fresco dining with an area of level lawn for recreation.

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.

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.

Torbay 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.

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, Plymouth and the M5 motorway. The international airport at Exeter offers 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 F (Payable Torbay Council 2024/2025 £3379.77)

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

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











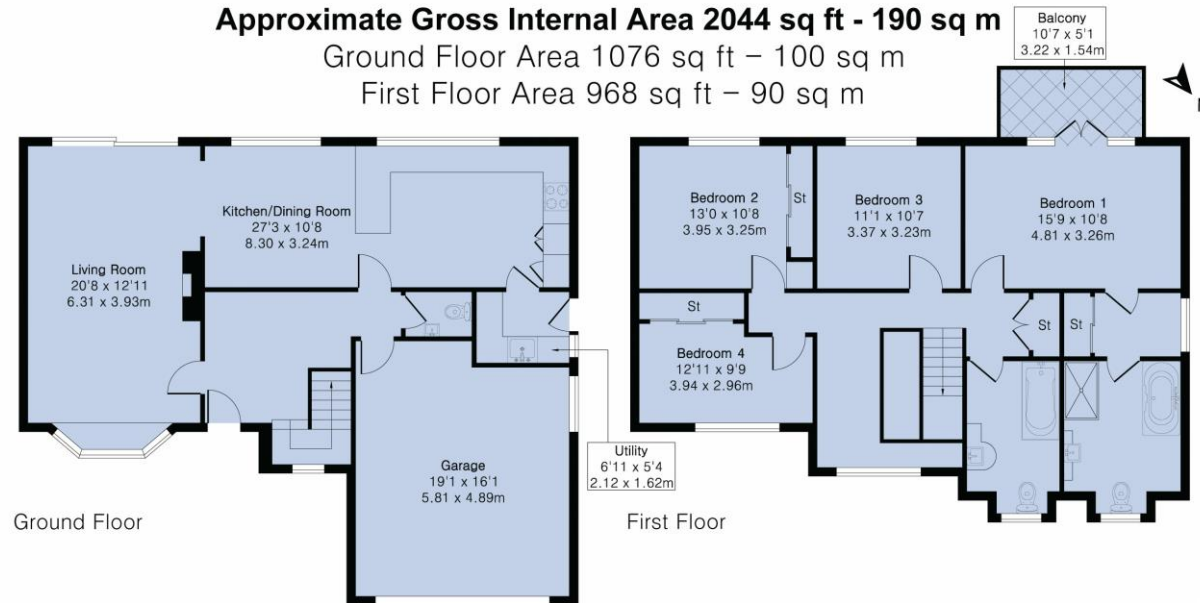




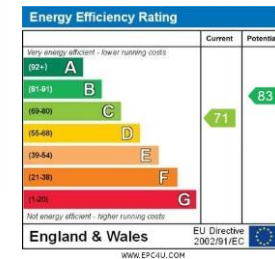
Approximate Gross Internal Area 2044 sq ft - 190 sq m

Ground Floor Area 1076 sq ft - 100 sq m

First Floor Area 968 sq ft - 90 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.



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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.