



JOHN COUCH
THE ESTATE AGENT

I Pengelly Way
Torquay Devon

£340,000 Freehold



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A stylishly appointed three bedroom semi-detached house with well-laid out accommodation, detached single garage, parking and sunny south-facing courtyard style gardens

- Sitting room ■ Bespoke kitchen/dining room
- Two double bedrooms ■ Single bedroom
- En-suite shower room ■ Family bathroom ■ Cloakroom/WC
- Garage ■ Parking ■ South-facing garden ■ Summer house/Sauna

FOR SALE FREEHOLD

Built approximately fifteen years ago this charming house was designed by the architect to make the most of its wide corner plot to produce an appealing design with an individual internal layout. The home has been recently upgraded with high quality enhancements to provide a stylish and spacious home that is beautifully presented with understated elegance.

LOCATION

Pengelly Way is set in a sought after residential location on the outskirts of Torquay, with a range of local shops, supermarkets and popular high street stores at the nearby Willows and Wren retail parks.

Further local facilities are available at Barton with the area having a range of schools including the boys' and girls' grammar schools at Shipway (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 nearby by-pass creating a fast link with the Devon Expressway (A38).

INTERIOR

From the pathway a few steps rise to the front door which opens to the spacious hallway from where the quality of the home is apparent with the ground floor of the house being laid with French Oak flooring.

The kitchen/dining room is located to the left side of the hall and has been recently planned with great attention to detail and with windows to both the front and rear there is a good flow of natural light.

Within the extensive range of bespoke wall and base cabinets are a range of Bosch and Neff integrated appliances. The room has been designed to provide space for a designated dining area that will seat up to six people. There is an understairs cupboard that provides excellent additional storage.

Across the hallway the sitting room spans the width of the house with windows to the front aspect and glazed French doors opening to the rear garden. The natural daylight and framed views of the garden offer a bright and uplifting atmosphere, creating a haven of calm providing excellent space for relaxation or for entertaining family and friends.

Returning to the hallway there is a contemporary cloakroom/WC with stairs rising to the first floor landing where there is access to the loft which we understand is boarded and has a pull-down loft ladder.

VIEWING BY APPOINTMENT ONLY

The principal bedroom is a large room with a window to the front aspect and a beautifully fitted en-suite shower room with a window overlooking the garden to the rear.

Bedroom two is also a double bedroom with the third single bedroom currently used as a bedroom/hobbies/home office. A beautifully fitted contemporary family bathroom completes the internal accommodation.

OUTSIDE

The rear garden is a lovely south-facing suntrap which is easily accessed through the French doors in the sitting room. The space has been enhanced with an attractive summerhouse/sauna which has built-in seating.

A large terrace provides the perfect place for dining al-fresco whilst behind the garage is a small vegetable plot. The garden is a haven for relaxation but with enough space for outdoor gatherings with family and friends.

The front garden has been designed for ease of maintenance with Mediterranean style planting and potential for an additional off-road parking space within the gravelled area.

To the side of the house is a driveway that provides parking for one car and leads to the single garage. A lockable garden gate provides direct access to the garden.

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.

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.

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.

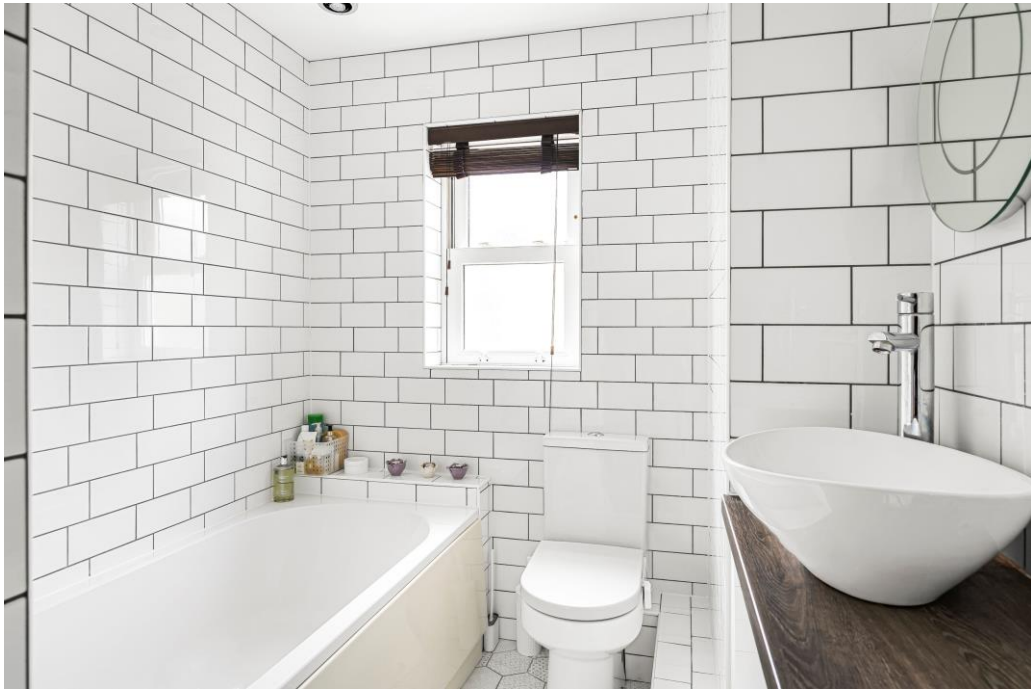
SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

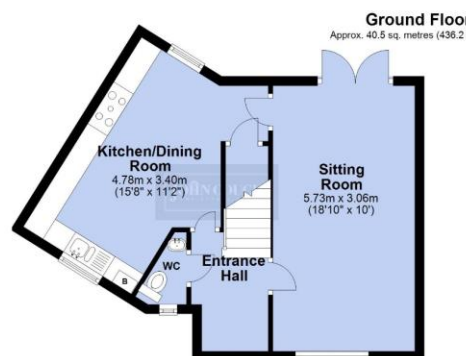
CURRENT PROPERTY TAX BAND C (Payable 2025/26 £2079.86)




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







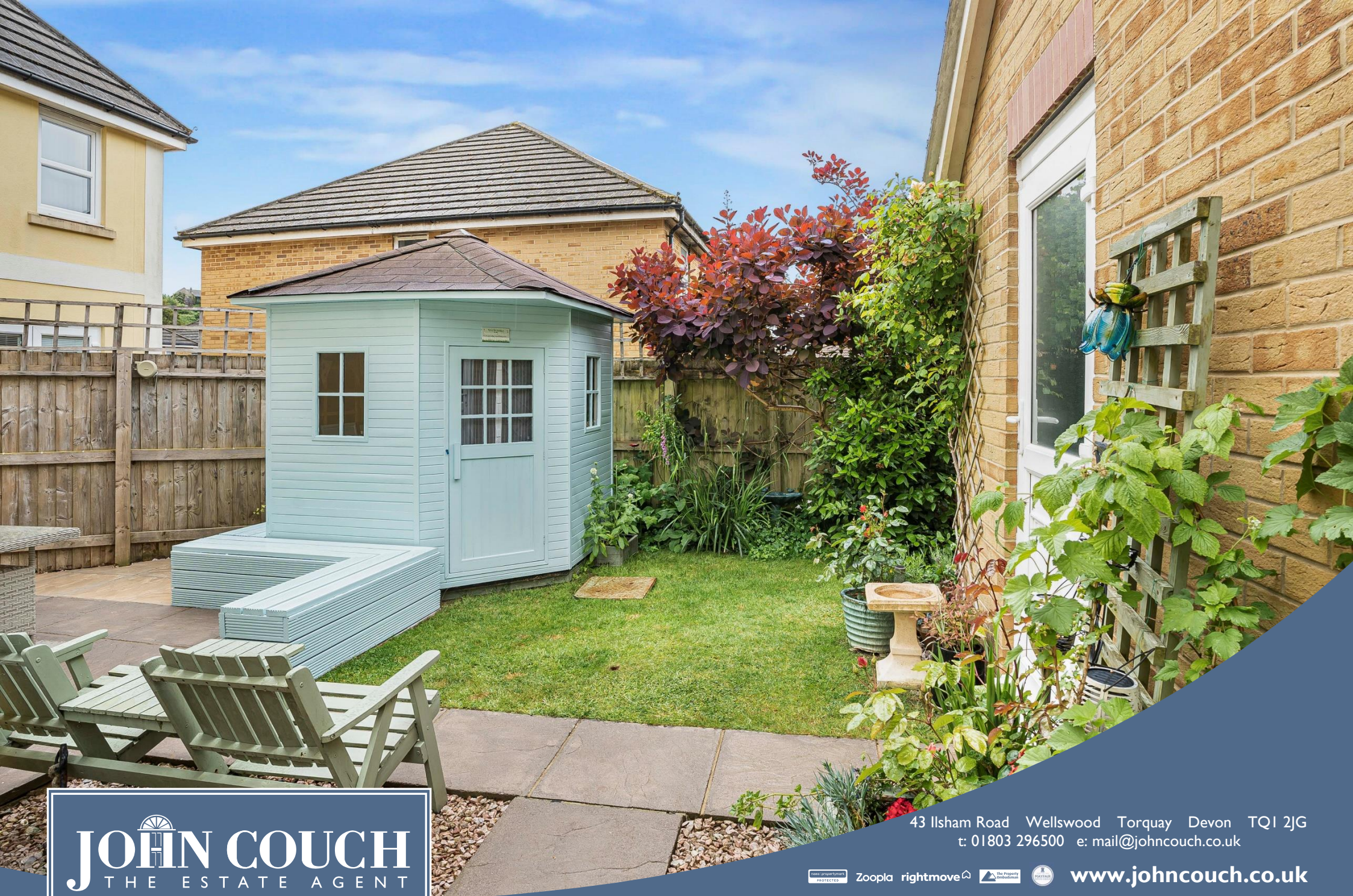


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epcapi.com		

WWW.EPC4U.COM

Total area: approx. 81.1 sq. metres (873.2 sq. feet)

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.