



 **JOHN COUCH**
THE ESTATE AGENT

16 Cotswold Close
Torquay Devon

£395,000 Freehold



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A cleverly extended and fully refurbished end of terrace home in a favoured residential location, with superb living accommodation, three bedrooms, family bathroom, south facing gardens and good off-road parking

- Extended & fully refurbished end of terrace house
- Excellent living accommodation ■ Utility room
- Three bedrooms ■ Family bathroom ■ Cloakroom/WC
- Off road parking ■ Decked terrace & gardens

FOR SALE FREEHOLD

This deceptively spacious end of terrace house has been extended at the ground floor with the whole house being fully refurbished to provide a superb contemporary home perfect for 21st century living.

The re-imagined living spaces embraces contemporary styling and allows an abundance of natural light to flow. The home has been designed for easy living and is enhanced with good off road parking and easy to manage south west facing terrace and gardens.

LOCATION Cotswold Close is to be found in the desirable residential area of Livermead where the nearby village style communities of Walnut Road and Old Mill Road provide an excellent range of amenities, shops, cafes, a parish church and local bus service. The location is convenient for Torquay seafront, the railway station and local schools (subject to catchment rulings).

A short distance away is the delightful village of Cockington with its quaint thatched cottages, pub, tea garden and a 450-acre country park which can be explored through a network of paths and cycleways.

INTERIOR

The house can be entered via a pedestrian walkway to the front or at the rear from the parking area where a door gives immediate access to the kitchen/dining room.

This fabulous room has been fully fitted with an excellent range of wall and base units including a large kitchen island which is perfect for casual dining and with a fabulous pyramid roof light over providing superb natural illumination. A door opens to a fully fitted utility room with space and plumbing for laundry appliances with a further door opening to a smart cloakroom/WC.

The dining room is adjacent to the kitchen where there is ample space for a good sized dining table and chairs.

The study has built-in storage to one wall with the sitting room at the rear of the plan with views over the south facing garden accessed via a lobby and steps.

The contemporary staircase rises to the first floor where there are three bedrooms, all with built-in storage cupboards. A stylish contemporary family bathroom with bath and shower unit completes the accommodation.

OUTSIDE

There is off-road parking to the rear with an access gate to the side where a decked terrace provides a sheltered and private area for sun loungers or al-fresco dining. The remainder of the garden has a level lawn enclosed by decorative fencing.

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.

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 and in early summer the English Riviera Air Show is not to be missed.

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.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot where fast trains to London Paddington can take under three hours. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach.

The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing a gateway to destinations further afield.

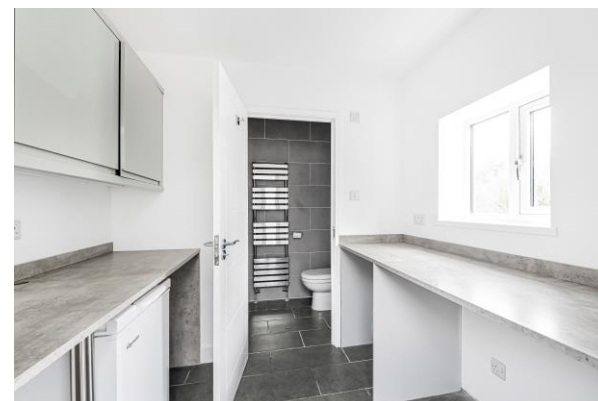
SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators

CURRENT PROPERTY TAX BAND

D (Payable Torbay Council 2025/26 £2339.84)

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

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



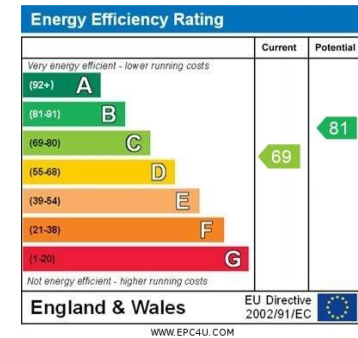




Approximate Gross Internal Area 1456 sq ft - 135 sq m

Ground Floor Area 913 sq ft – 85 sq m

First Floor Area 543 sq ft – 50 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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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.