



**JOHN COUCH**  
THE ESTATE AGENT

Southway Headland Road  
Torquay Devon  
**£800,000 Freehold**







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Torquay Devon TQ2 6RD

**£800,000 Freehold**



Situated just off the level sea front promenade and designed for comfortable seaside living this three bedroom home unfolds over a single level and is set within beautiful private gardens with gated driveway and garage parking

- Level location adjacent to promenade ■ Single storey home
- Kitchen ■ Sitting/dining room ■ Utility room
- Three bedrooms ■ Two bathrooms ■ Gated driveway
- Double garage ■ Well established level gardens

#### **FOR SALE FREEHOLD**

Built c1950 this spacious and well-planned single storey residence has been updated and adapted to provide a home with easy access that is perfect for those seeking single storey living. Southway has bright light-filled living spaces, three bedrooms and two contemporary shower rooms, complemented by mature level gardens, driveway parking and double garage.

#### **LOCATION**

Headland Road is set in a level location just off the sea-front promenade which flows around the bay giving easy access to all that Torquay has to offer.

This location is within easy reach of local hotels and only a short distance away from the sandy beach at Abbey Sands, local restaurants, cafés, theatre, Marina and harbourside.

There is a regular bus service on nearby Torbay Road and Torquay railway station is within level walking distance. Close by is the 450 acre village of Cockington Country Park with its Manor House, craft centre, 11th Century church, thatched cottages, pub, tea rooms and extensive network of paths and cycleways.

#### **INTERIOR**

The house is accessed via a single step that rises to the entrance terrace where a wide doorway opens to a smart hallway creating a welcoming entrance to the home. Presented in calming neutral tones the excellent living space is open plan but the split level living area gives distinct areas for both dining and seating. This double aspect room is flooded with natural light and a door from the sitting room opens to the garden room where lovely views of the garden can be enjoyed.

The kitchen is to the back of the plan and has views over the rear garden and is well fitted with a range of white wall and base units incorporating some integrated appliances. There are two utility rooms, one at each end of the kitchen, with a door from one opening to steps with a handrail that descend to the garden.

There are three double bedrooms all with large windows overlooking various aspects of the garden. Bedrooms one and two have a full wall of built in wardrobes whilst bedroom three is currently used as a home office.

There are two contemporary bathrooms, both with full-width walk-in showers, and a hallway cupboard provides excellent storage.

**VIEWING BY APPOINTMENT ONLY**

## **OUTSIDE**

From Headland Road an automated gate opens to the driveway that leads through the gardens to the parking area and garage which has an electric door, power and light.

The gardens encircle the property, to the front is a lawn and borders with specimen trees and hardy shrubs and perennials for colour and interest throughout the year.

An ornamental pond creates a meditative focus with an arbour and seating area providing a place for peaceful contemplation. To the front of the house is a south facing sun-terrace with the gardens continuing around the property with further areas of level lawn and mature shrubs to the fenced rear and side boundaries.

## **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.

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 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 F** (Payable Torbay Council 2025/26 £3379.77)

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

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



















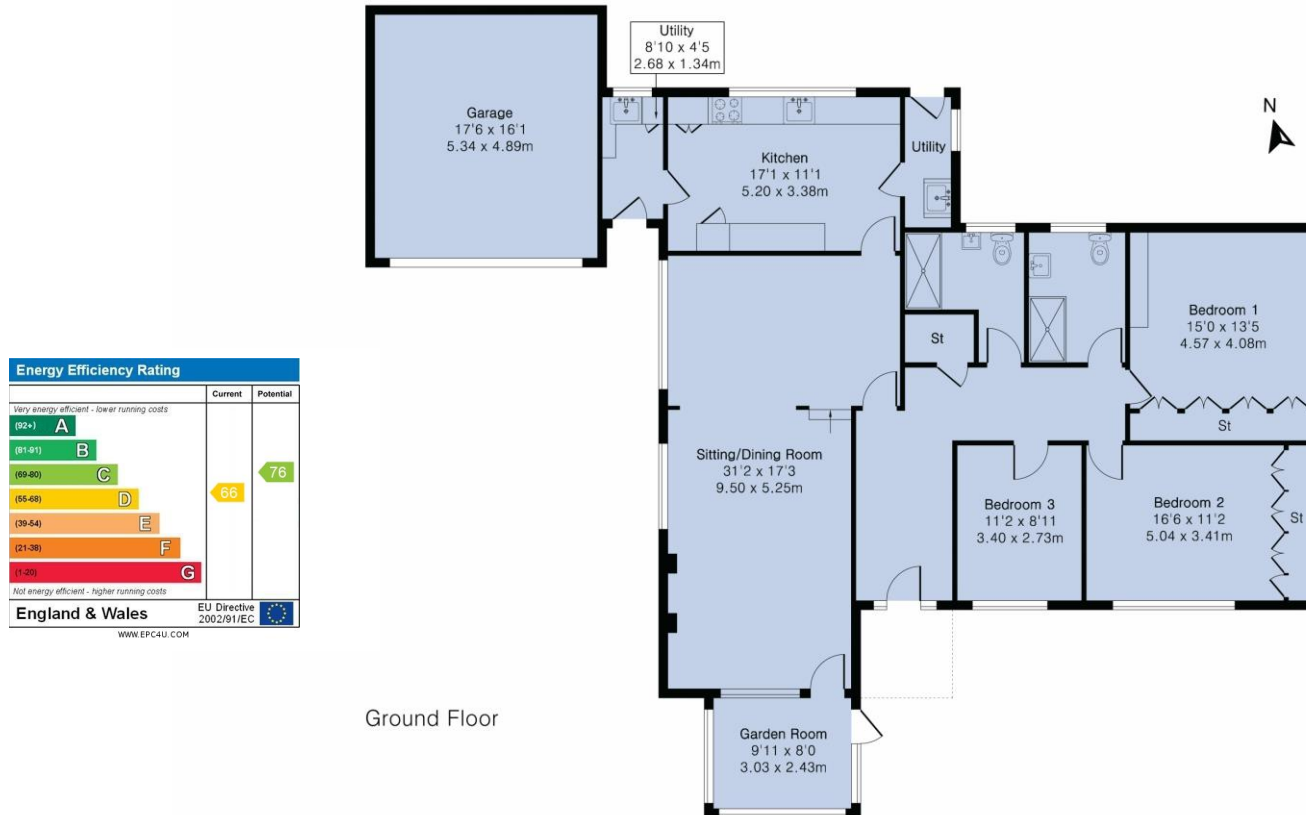








## Approximate Gross Internal Area 1931 sq ft - 179 sq m (Including Garage)



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.



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

  
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[www.johncouch.co.uk](http://www.johncouch.co.uk)

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