



JOHN COUCH
THE ESTATE AGENT

Waves End 16 Warwick Close
Torquay Devon
£450,000 Freehold



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With unique cricket field views, Waves End is a smartly updated detached house with three bedrooms, garage, parking and gardens, close to Babbacombe Downs, local beaches and excellent amenities

- Detached House with unique Cricket Ground views
- Sitting/dining room ■ Kitchen ■ Utility room
- Three bedrooms, one with balcony ■ Two bathrooms
- Garden with decked terraces ■ Garage ■ Driveway parking

FOR SALE FREEHOLD

In a quiet situation at the head of a cul-de-sac this detached house has been thoughtfully re-modelled from its 1970s origins to offer a practical layout for 21st century living with three bedrooms, two bathrooms, excellent living spaces, garage, parking, gardens and balcony with stunning cricket field views.

LOCATION

Warwick Close is located just off Babbacombe Road within walking distance of Babbacombe Downs in one direction and the village style community at Wellswood in the other.

Excellent local amenities include pubs, restaurants, cafes, hotels, salons, shops church, school (subject to any catchment area rules) as well as a home, garden and leisure retailer.

There are nearby beaches at Ansteys Cove and Meadfoot, both with waterside cafes and several public footpaths that join the South West Coastal Path at Walls Hill. Public transport links are available on Babbacombe Road where buses, including the iconic open top bus, operate between the harbourside and St Marychurch where there are extensive facilities including GP and dental surgeries.

There is a variety of schooling in the vicinity and Torquay is also home to a boys and girls Grammar School (subject to any catchment or entry rules). An independent prep school is also available at nearby St Marychurch.

INSIDE

From the vestibule the front door opens to an inviting entrance hall leading to the sitting/dining room which is filled with light having large windows to the front and doors to the side garden.

This is a spacious room which naturally divides to provide two distinct zones, one for dining and one for comfortable seating with an attractive fire surround and gas effect fire.

The well-fitted modern cream coloured kitchen incorporates some integrated appliances and has contrasting countertops. A large window provides ventilation and natural light with views to the garden.

Adjacent to the kitchen is a fully fitted utility room with space and plumbing for laundry appliances and an outside door to the side of the house, a second door gives direct access to the garage.

Completing the ground floor accommodation is a smart contemporary family bathroom with a window.

VIEWING BY APPOINTMENT ONLY

From the entrance hall stairs rise to the first floor where there are three good bedrooms and a large modern bathroom has both a bath and separate shower cubicle with a window to the front aspect.

The principal bedroom has some fitted furniture and patio doors that open to a large decked balcony, with stainless steel and glass surround, framing the views over the cricket field.

OUTSIDE

The garden has areas of decking which are designed for al-fresco dining and relaxation with a secure gate giving access to a path that skirts the cricket field and links with the main footpath to Walls Hill from where the stunning sea views can be enjoyed.

This section of path connects to the South West Coastal Path where fine walks can be enjoyed to Babbacombe Downs and beyond in one direction and to Redgate beach and Anstey's Cove in the other.

To the front of the house are two parking spaces with a door opening to the small single garage with a further door opening directly to the utility room.

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, 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 E (Payable Torbay Council 2025/26 £2859.80)

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

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













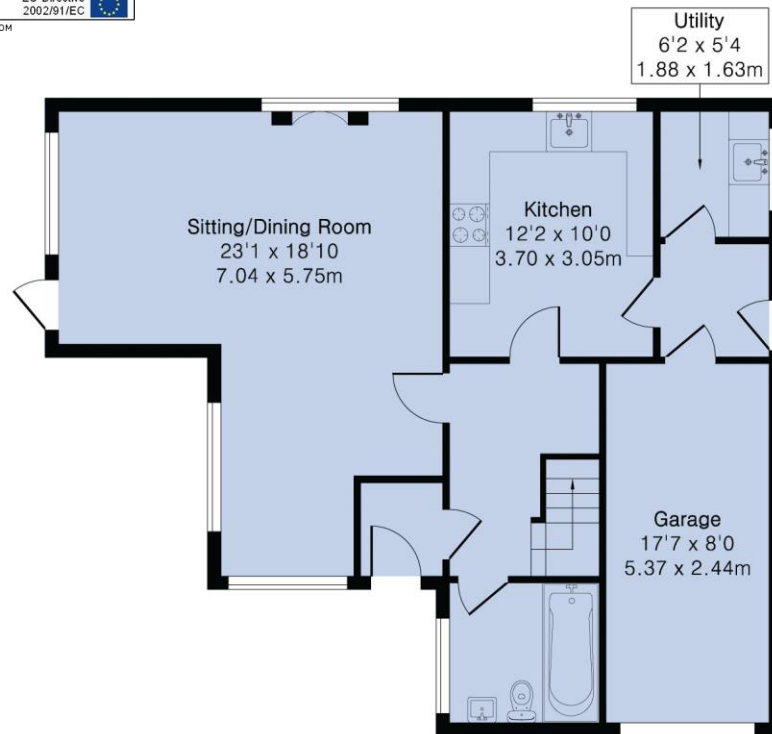
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

Approximate Gross Internal Area 1296 sq ft - 120 sq m (Excluding Garage)

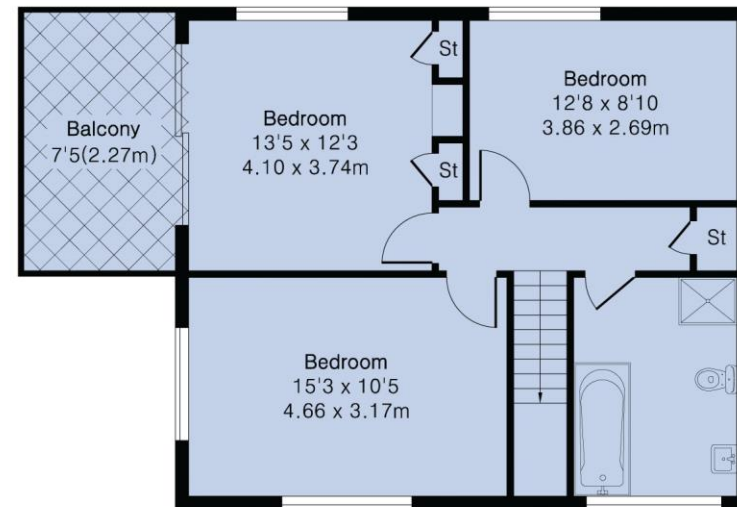
Ground Floor Area 668 sq ft – 62 sq m

First Floor Area 628 sq ft – 58 sq m

Garage Area 141 sq ft – 13 sq m



Ground Floor



First Floor

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.