



**JOHN COUCH**
THE ESTATE AGENT

17 Gainsborough Close
Torquay Devon

£330,000 Freehold



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With exceptional elevated views, the property forms part of a well respected development, situated at the end of a small terrace, with well balanced and practical living space

Entrance hall ■ Living room ■ Kitchen ■ Cloakroom
Conservatory ■ Sea facing terrace
2 bedrooms ■ En-suite shower room ■ Bathroom
Garage in separate block ■ Gardens

FOR SALE FREEHOLD

Occupying a highly favoured position on one of Torquay's celebrated seven hills, this end of terrace residence forms part of a small and well regarded development, situated along a winding hillside linking the village atmosphere of Wellswood with Torquay's vibrant harbourside.

The property's defining feature is its exceptional southerly outlook, with elevated views sweeping across Tor Bay to the dramatic headland of Berry Head, a striking and ever changing coastal panorama.

INTERIOR

The accommodation is arranged over two floors and is both well balanced and practical, ideal for both every day living and entertaining. A welcoming entrance hall leads to a well appointed kitchen positioned to the front of the house, with a cloakroom neatly set off the hallway.

To the rear of the plan the living space opens seamlessly into a conservatory, designed to maximise natural light and draw the eye directly to the views beyond. From here doors lead out to private terrace, perfectly placed to enjoy the every changing coastal horizon.

A staircase rises to the first floor, where two double bedrooms are arranged, each with its own en-suite bathroom. The principal bedroom is a particular highlight, enjoying the same views of Tor Bay as the living area below.

The interior is presented in a neutral palette throughout, offering an incoming purchaser an excellent opportunity to personalise and create a home tailored entirely to their own style and taste.

OUTSIDE AND PARKING

The terrace provides an ideal vantage point from which to appreciate the elevated position and expansive sea views. To the side of the property, approached through a high gate, is a paved terrace area. A single garage is located within a separate block, offering secure parking or additional storage.

LOCATION

Lincombe Hill is regarded as a peaceful and established residential address. The area is characterised by mature homes, gentle winding roads and a sense of privacy.

One of the features of the area are a network of Victorian pathways and footpaths, some leading through natural woodland, descending to Meadfoot Beach, a much loved spot with its waterfront café, colourful beach huts and year round swimming.

Wellswood village lies within easy reach, providing a range of independent shops, cafes and everyday amenities, while the harbourside, marina and waterfront restaurants of Torquay are readily accessible in the opposite direction.

Set along the sweeping coastline of Tor Bay, Torquay offers an appealing blend of natural beauty, everyday convenience and an established residential feel. Favoured as a place to live, rather than simply visit, the town combines a relaxed coastal lifestyle with a sense of community and belonging.

The area is well served by independent shops, cafes, restaurants and cultural attractions, alongside excellent coastal walking, sailing and water sports. Green spaces, beaches and the surrounding countryside are all easily accessible, creating a lifestyle that balances outdoor living with the practicalities of day to day life.

VIEWING BY APPOINTMENT ONLY

Connectivity is a particular strength. Torquay benefits from a mainline rail service with direct routes to Exeter, Bristol and London Paddington, via Newton Abbot, while the A380 provides swift access to the wider South Devon road network the M5 beyond. Exeter Airport, offering both domestic and international flights, lies within comfortable distance.

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 £2351)

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

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



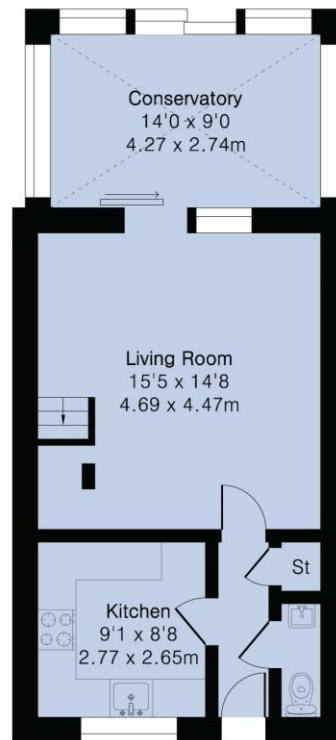




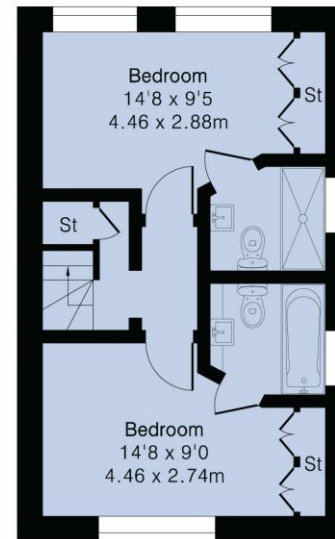
Approximate Gross Internal Area 882 sq ft - 82 sq m

Ground Floor Area 513 sq ft – 48 sq m

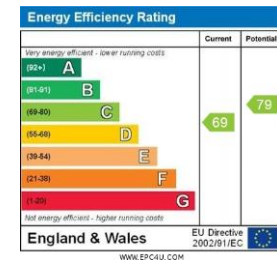
First Floor Area 369 sq ft – 34 sq m



Ground Floor



First Floor



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.



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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.