



**JOHN COUCH**
THE ESTATE AGENT

15 Hesketh Mews
Meadfoot Sea Road
Torquay Devon TQ1 2LT
£300,000 Freehold



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Beautifully presented mews style coach house, forming part of a small select development within just minutes of Meadfoot Beach and the sea, offering a blend of privacy, charm and coastal proximity

Entrance hall ■ Utility room
Living room ■ Kitchen
2 bedrooms ■ Bathroom ■ Cloakroom
Allocated parking space

FOR SALE FREEHOLD

Tucked away within an exclusive development of townhouses and coach houses, this nicely presented mews style coach house offers a blend of privacy, charm and coastal convenience. Located just a short stroll from the highly regarded Meadfoot Beach, the property enjoys close access to one of the area's cherished coastal settings, complete with its popular beach café, an ideal spot for wild swimming and picturesque coastal walks along the surrounding coastline.

Having been carefully maintained and enjoyed as a second home since new, the property lends itself perfectly to those seeking a refined coastal retreat, while equally suiting full-time residence, offering flexibility, ease of living, and a truly enviable lifestyle by the sea.

The home benefits from its own private entrance, opening into a generously proportioned utility room at ground level, an exceptionally practical and versatile space, ideal for storage and laundry.

A straight and easy-rising staircase leads to the first floor, where the property unfolds. A bright and welcoming open-plan living and dining space creates the heart of the home. Thoughtfully designed and well-lit, this inviting area offers a seamless flow and provides direct access to a private outdoor area, a small private space perfect for fresh air, morning coffee or quiet relaxation.

The kitchen is traditionally fitted and positioned to the front of the property, enjoying natural light from its window and offering a functional and timeless design.

The accommodation comprises two well-proportioned bedrooms. The principal bedroom offers a generous footprint along with an en-suite shower room. A separate well-appointed bathroom serves the second bedroom and guests alike.

Presented in immaculate condition throughout, this home is ready for immediate occupation, requiring no onward work, simply move in and enjoy. The property further benefits from an allocated parking space, adding convenience to its list of attributes.

LIFESTYLE AND CONNECTIVITY

Beyond the immediate coastal appeal, the location also places you within easy reach of Torquay's vibrant harbourside, marina, and sweeping sea front promenade, perfect for enjoying waterside dining, leisure activities and a quintessential seaside lifestyle.

VIEWING BY APPOINTMENT ONLY

Equally, the highly desirable village style community of Wellswood is nearby, offering a charming collection of independent shops, café and restaurants, as well as everyday amenities, all contributing to a strong sense of community and convenience.

Torquay railway station provides regular services to Exeter, Bristol and London Paddington, linking with the inter city network at Newton Abbot, making it highly accessible for both commuting and leisure travel. Road links are equally convenient, with the nearby A379 and A380 connecting seamlessly to the M5 motorway, offering straightforward routes to Exeter and beyond.

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 2025/2026 £2339.84)

MOBILE PHONE COVERAGE 02, and Orange (Estimated Ofcom Data) **BROADBAND** Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data).

NOTE The property is part of the development of two coach houses and four garages, the garages are owned by four of the town house properties on 999 year leases.







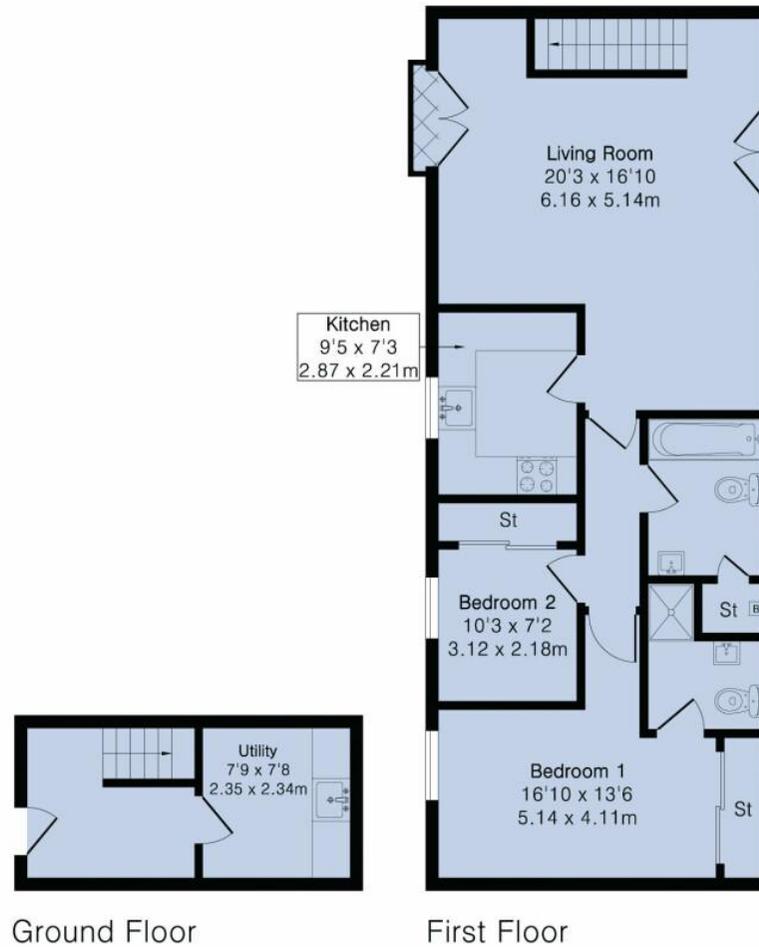
Approximate Gross Internal Area 878 sq ft - 81 sq m

Ground Floor Area 130 sq ft – 12 sq m

First Floor Area 748 sq ft – 69 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(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.epc4u.com			



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.