



JOHN COUCH
THE ESTATE AGENT

8 South Sands Torbay Road
Torquay Devon

£395,000 Freehold



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Torquay Devon TQ2 6RG

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A beautifully presented townhouse seamlessly blending elegant design, practical living and an enviable location, offering a rare opportunity to enjoy the exceptional lifestyle that Torquay has to offer

Ground floor ■ Cloakroom ■ Kitchen/dining/sitting room
First floor ■ Living room ■ Balcony ■ Bedroom ■ Bathroom
Second floor ■ 2 bedrooms ■ Shower room ■ Balcony
Courtyard ■ 2 Allocated parking spaces

FOR SALE FREEHOLD

Nestled within a small and select development, this exceptional three-storey townhouse offers refined coastal living just moments from the beaches, while being perfectly positioned for convenient access to both Torquay and Paignton. Combining a highly desirable location with a well appointed interior, the property presents an ideal opportunity as a main residence, luxurious coastal retreat or investment.

Upon entering at ground level, you are welcomed into a well designed open-plan kitchen and dining area, finished to a high specification and forming the heart of the home. This stylish space flows effortlessly into an additional sitting area, equally suited as an informal lounge or extended dining space, creating a versatile setting for both everyday living and entertaining. From here, doors open onto a sheltered private courtyard, offering a secluded outdoor space perfect for al fresco dining or relaxation.

The first floor provides an elegant and light-filled living room, opening to a small balcony, where attractive sea glimpses enhance the coastal ambience and create a relaxing environment. This level also accommodates a well-proportioned bedroom alongside a contemporary bathroom, both finished with the same attention to detail seen throughout the home.

Occupying the upper floor, the impressive principal bedroom suite benefits from further sea glimpses and a stylish en-suite bathroom, creating a peaceful and luxurious retreat. A third bedroom on this level offers flexibility for guests, family, or home working ensuring the property adapts effortlessly to modern lifestyles.

Externally, the home continues to impress with excellent parking provisions, including two allocated spaces conveniently situated to the front, an increasingly valuable feature in such a sought-after coastal setting.

Beyond its renowned seafront, Torquay offers a well-rounded and vibrant lifestyle. The town benefits from an excellent selection of schools, a range of independent shops and well-known retailers, and a growing café culture that lends itself to relaxed, year-round living. Cultural highlights include theatres, galleries and a variety of local events, while nearby parks, golf courses, and leisure facilities provide ample opportunity for recreation away from the coastline.

VIEWING BY APPOINTMENT ONLY

CONNECTIVITY

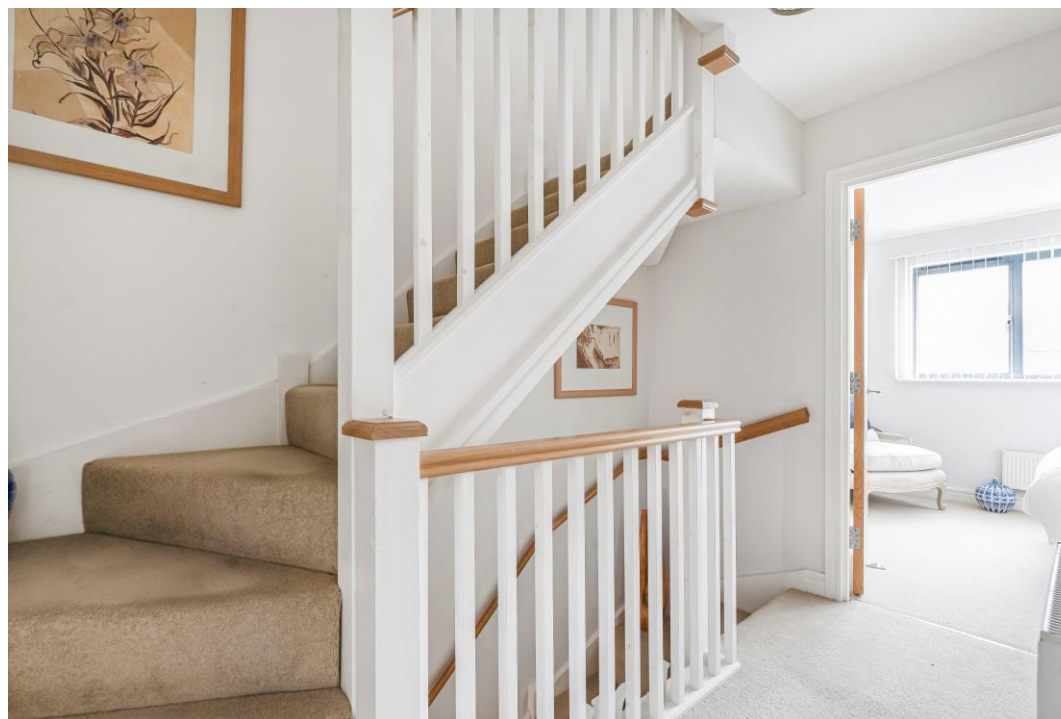
Torquay enjoys strong road links via the A380 connecting to the M5, providing straightforward access to Exeter and beyond. Rail services from Torquay and nearby Paignton offer regular connections, including routes to London Paddington, while Exeter Airport provides a range of domestic and international flights. This accessibility makes the property ideally suited not only for permanent living, but also for those seeking a well-connected coastal escape.

PROPERTY TAX BAND E (Payable 2026/2027
£3,002.98)

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

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

BROADBAND Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom data)







Approximate Gross Internal Area 1158 sq ft - 108 sq m

Ground Floor Area 386 sq ft – 36 sq m

First Floor Area 386 sq ft – 36 sq m

Second Floor Area 386 sq ft – 36 sq m



Ground Floor

First Floor

Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92+ A		
81-91 B	85	85
69-80 C		
55-69 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	www.epc-uk.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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk



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www.johncouch.co.uk

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.