



**JOHN COUCH**
THE ESTATE AGENT

3 Locks Close
Torquay Devon

£360,000 Freehold



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With an impressive outlook looking towards Lyme Bay and the coastline of East Devon, the property offers comfortable living, the accommodation enhanced by attractive gardens

Entrance Lobby ■ Hallway
Kitchen ■ Living room
2 bedrooms ■ Shower room
Terraced gardens ■ Small garage/store

FOR SALE FREEHOLD

With far-reaching views over the surrounding area looking towards Lyme Bay and the coastline surrounding Teignmouth, this semi-detached bungalow offers comfortable living, attractive gardens and an impressive outlook. It sits within a popular residential location, its accommodation ideal for those seeking a relaxed coastal home for retirement or simply wishing to enjoy single-level living in an enviable setting.

The kitchen is well fitted with ample storage, work top space and space for appliances, whilst making the most of the attractive outlook. With two windows and a door opening directly onto the garden, it is a particularly light, bright and private everyday space.

The living room is an especially appealing feature of the home, extending across the width of the property and benefiting from a dual aspect which allows natural light to flood in throughout the day.

Bifold doors open onto a glazed balcony, perfectly positioned to enjoy the coastal views.

Both bedrooms are of good size and overlook the front of the property, complemented by a well-appointed shower room, welcoming hallway and useful side lobby with access to both the front and rear gardens. There is excellent cupboard storage to the hallway and loft access.

Outside, the bungalow is approached by way of a level entrance with a wide driveway providing ample parking together with a small garage/store. The front garden has been designed for ease of maintenance, whilst the rear garden is particularly attractive, arranged over several defined levels with terracing, mature shrubs, flowering borders and established planting, creating a peaceful and colourful setting to enjoy throughout the seasons.

LOCATION

The property is ideally situated between the highly regarded residential areas of Wellswood and Babbacombe/St Marychurch, both well known and sought-after parts of Torquay. Each offers a pleasant, established environment with a good range of everyday amenities, local shops, cafés and restaurants, together with regular public transport links into Torquay town centre and beyond. Each of these locations offer a selection of conveniences and a strong sense of community.

Nearby, the famous Babbacombe Downs are within easy reach and provide a truly spectacular cliff-top setting with far-reaching views across Lyme Bay. The Downs offers superb cliff top walks, together with access to Oddicombe Beach via the Babbacombe Cliff Railway and a range of local attractions, including a popular local theatre.

VIEWING BY APPOINTMENT ONLY

The surrounding area is well regarded for its coastal scenery, convenience and relaxed lifestyle, making it especially popular for retirement and those seeking a well-connected yet peaceful place to live.

CONNECTIVITY

Regular rail services from Torquay provide direct rail links to London Paddington joining with the intercity network at Newton Abbot, with links to Bristol, the Midlands, and the North of England. By road, the South Devon Highway links to the A380 providing access to the M5 motorway at Exeter, opening up routes north towards Bristol and beyond, or south deeper into the South West peninsula. Exeter Airport is also within convenient reach, offering scheduled flights to UK and European destinations.

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 C (Payable Torbay Council 2026/2027 £2183.99)

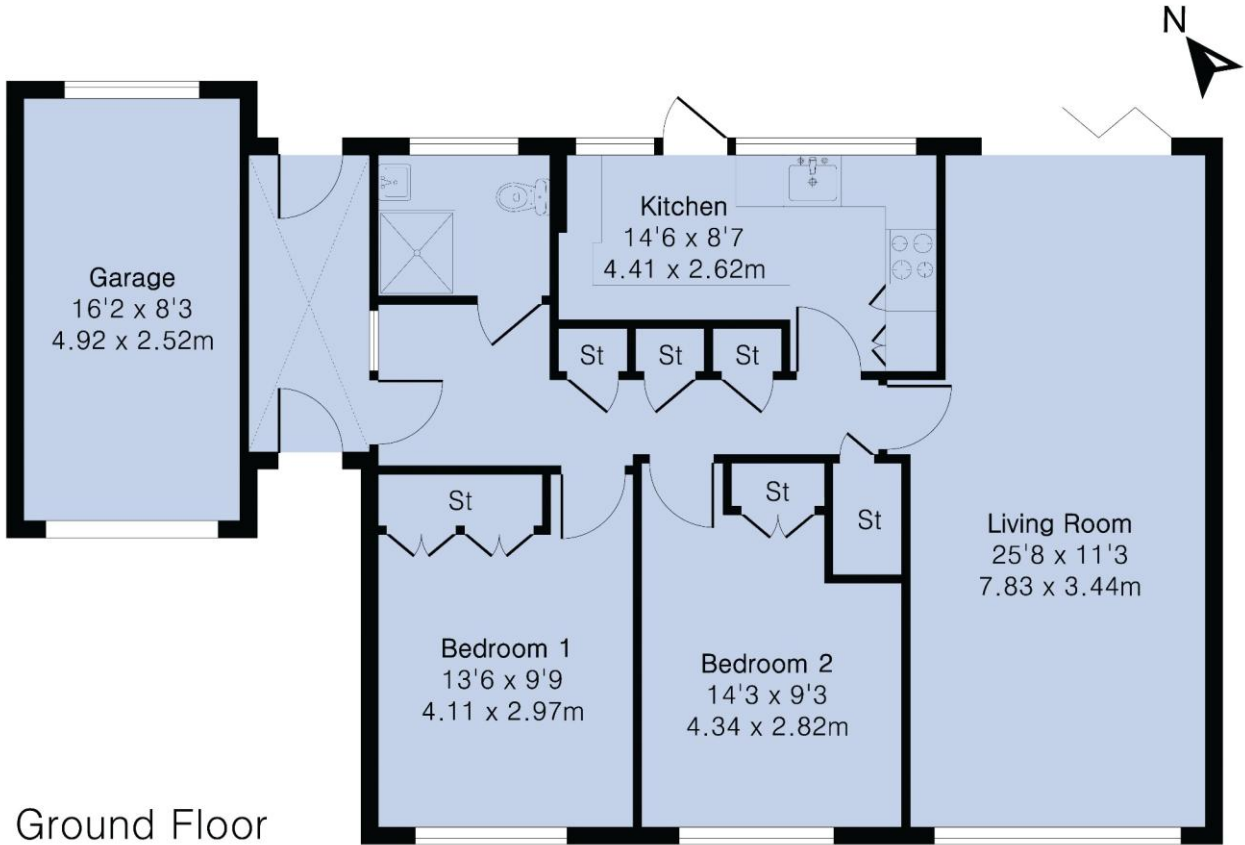
MOBILE PHONE COVERAGE 02, EE, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)







Approximate Gross Internal Area 1006 sq ft - 93 sq m



Ground Floor

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small>	
(92+) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC
<small>www.epc4u.com</small>	

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.