



**JOHN COUCH**
THE ESTATE AGENT

Ground floor Maisonette
51 Ilsham Road Wellswood Torquay Devon

£285,000 Leasehold



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An exquisitely presented Victorian garden maisonette in the heart of Wellswood, blending timeless cottage charm with intelligent design, beautifully considered presentation and delightful outdoor space including parking

Entrance hall ■ Sitting room ■ Kitchen
Bedroom ■ Bathroom
Studio ■ Courtyard ■ Storage/office
Alleyway storage ■ Parking space

FOR SALE LEASEHOLD

Perfectly positioned within the very heart of the highly sought after community of Wellswood, this exceptional ground floor maisonette forms part of an attractive Victorian terraced cottage and offers a rare blend of timeless character, intelligent design and beautifully considered presentation.

From the moment you arrive, it is clear that this is a home curated with both style and practicality in mind. The charming cottage garden to the front creates an enchanting first impression, thoughtfully planted to provide colour and texture throughout the seasons, whilst offering space for morning coffee or relaxed outdoor dining.

Internally, the property is superbly presented throughout, carefully designed to maximise both comfort and space. The sitting room is wonderfully warm and inviting, enjoying a cosy atmosphere, with a real flame gas fire and views towards the pretty front terrace garden.

The bedroom is equally charming, featuring bespoke fitted furniture in keeping with the cottage aesthetic and finished to an exceptional standard. Adjacent is a contemporary shower room.

The kitchen is expertly fitted to make full use of the available space whilst retaining a stylish and sociable feel. Features include an extended dining surface, excellent storage solutions and a useful pantry, with a door opening onto a delightful Mediterranean-style courtyard, a perfect space for quiet relaxation. The integrated appliances include a washing machine, double oven and induction hob, full-size fridge and freezer.

Beyond the courtyard lies a versatile studio space, perfect for creative pursuits or home working. In addition, the property benefits from an ingeniously designed rear storage and office area. Further enhancing the appeal is the advantage of a large private parking space to the rear together with additional alleyway storage.

LOCATION

Wellswood is regarded as a desirable residential area within Torquay. The village offers a blend of period architecture, leafy surroundings and friendly environment. It has a thriving selection of independent cafés, restaurants, delicatessens, boutique, post office and pharmacy, all contributing to its distinctive and highly sought-after character. Within walking distance are beaches and the South West Coastal footpath.

Beyond Wellswood, Torquay continues to attract residents and visitors alike with its beautiful coastline, picturesque harbourside and marina and an abundance of leisure opportunities. From scenic coastal walks and beaches to sailing, dining and cultural attractions, the town offers an enviable lifestyle throughout the year. The surrounding South Devon coastline is celebrated for its natural beauty, with nearby coves, countryside and waterfront destinations all within easy reach.

VIEWING BY APPOINTMENT ONLY

CONNECTIVITY

Torquay enjoys excellent road and rail connectivity, with direct rail services to London Paddington, whilst also linking conveniently with the main intercity network at Newton Abbot, offering onward connections throughout the country, including Bristol, the Midlands, the North and the wider South West peninsula. The South Devon Highway provides a fast and efficient route between Torquay, Newton Abbot and Exeter, connecting seamlessly with the M5 motorway network and making Exeter airport accessible. Plymouth, in the opposite direction, is home to a cross channel ferry port.

SERVICES

Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. The gas fired boiler was replaced in February 2026.

CURRENT PROPERTY TAX BAND B (Payable 2026/2027 £1911.00)

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

CURRENT MAINTENANCE/LEASE TERMS 999 year lease from 25/12/2004, 977 years remaining, lease expiry date 25/12/3003. Service charges (including building insurance) are dealt with on an as and when basis with the first floor maisonette. On completion of purchase a 50% share of the freehold will become available.



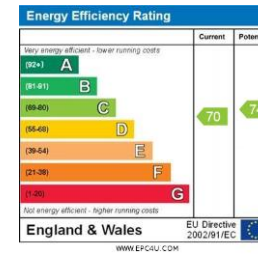




Approximate Gross Internal Area 770 sq ft - 72 sq m



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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.