



JOHN COUCH
THE ESTATE AGENT

Chatsworth
20 Marlborough Avenue Torquay Devon
£699,000 Freehold



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Beautifully presented and thoughtfully maintained family home, set within prolific gardens enjoying a prestigious residential location just a short level walk from Wellswood

Entrance hall ■ Open plan kitchen/dining/family living room
Sitting room ■ Cloakroom
3 bedrooms ■ Bedroom 4/study ■ En-suite shower room ■ Bathroom
Double garage ■ Established gardens

FOR SALE FREEHOLD

Created more than forty years ago within the grounds of one of Torquay's elegant Victorian villas, this established development reflects an era when homes were designed with individuality, generous plots and mature landscaping in mind.

Approaching 1,500 square feet, the house offers a genuine sense of home. Beautifully presented and thoughtfully maintained, it has evolved naturally around family life, combining generous accommodation with spaces that are equally suited to everyday living and entertaining.

At the heart of the home, the kitchen has been extended to create an impressive open-plan kitchen, dining and family room, extending from the front of the property to the rear. Filled with natural light and enjoying views of both the front and rear gardens, it provides a wonderfully sociable setting where family and friends naturally come together.

Across the hall, the dual-aspect sitting room offers an elegant retreat, enjoying attractive views across the principal garden and providing a quieter space in contrast to the open-plan living area. A cloakroom completes the ground floor accommodation.

The first floor offers four bedrooms together with a family bathroom and an en-suite serving the principal bedroom. The two largest bedrooms overlook the front gardens, whilst the third enjoys views across the main garden. The fourth bedroom provides flexibility as a study or home office, should one be required.

The gardens wrap around three sides of the house, combining areas of lawn with colourful borders, mature shrubs and established trees to create a beautiful setting that has been thoughtfully nurtured over many years.

Throughout the day there are places to enjoy the sunshine or relax in the shade, whilst each season brings its own colour, texture and interest. A double garage provides secure parking and useful storage.

A particularly appealing feature is the property's position adjoining a pedestrian pathway, providing a level walk into Wellswood.

LOCATION

Wellswood enjoys a distinctive village atmosphere, where independent shops, cafés, restaurants and everyday amenities combine to create one of Torquay's most sought-after neighbourhoods. The renowned Kents Cavern lies close by, whilst Ilisham Valley leads to Meadfoot Beach in one direction and Ansteys Cove in the other, both forming part of the South West Coast Path.

VIEWING BY APPOINTMENT ONLY

Torquay combines the beauty of the English Riviera with the facilities of a year-round community. The town offers an excellent choice of state, grammar and independent schools, together with a comprehensive range of sporting clubs and leisure facilities including tennis, golf, sailing, cricket and rugby. The Princess Theatre, cinemas, museums and galleries are complemented by a busy calendar of events throughout the year, from the annual air show and Bay of Lights to literary and sporting festivals.

CONNECTIVITY

The South Devon Highway provides a direct link to the A38, giving convenient access to Exeter, Plymouth and the M5 motorway. Rail services from Torquay connect with the inter-city network at Newton Abbot, providing regular services to Exeter and London Paddington, together with onward connections across the country. Exeter Airport offers an excellent choice of domestic and international flights, ensuring the area is well connected for both business and leisure travel.

SERVICES

Mains water, gas, electricity and drainage are connected, subject to the usual statutory regulations. Gas-fired central heating with radiators.

CURRENT PROPERTY TAX BAND F (Payable 2026/2027 £3548.99)

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

BROADBAND Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)















**Approximate Gross Internal Area 1499 sq ft - 139 sq m
(Excluding Garage)**

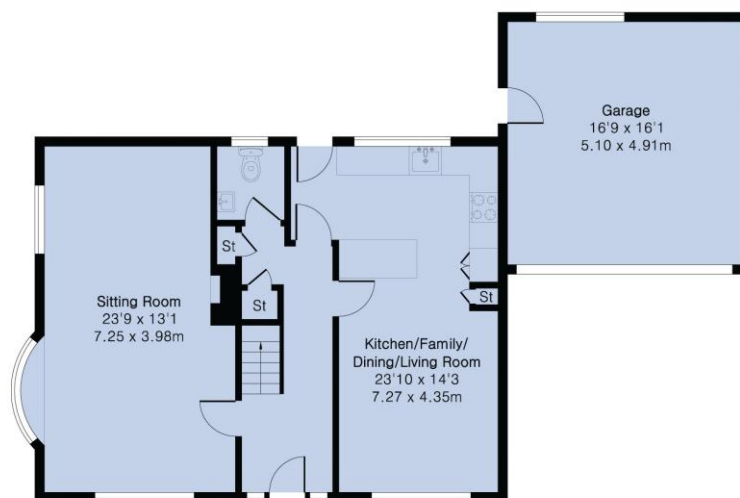
Ground Floor Area 754 sq ft – 70 sq m

First Floor Area 745 sq ft – 69 sq m

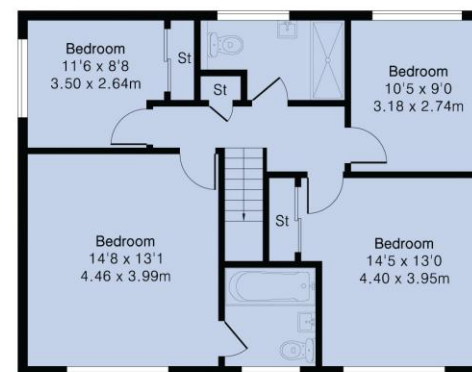
Garage Area 270 sq ft – 25 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		63
(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		



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.