



JOHN COUCH
THE ESTATE AGENT

5 Marlborough Avenue
Torquay Devon
£650,000 Freehold



5 Marlborough Avenue Torquay Devon TQ1 1TT

£650,000 Freehold



A much-cherished family home set within mature private gardens, offering an exceptional opportunity to create a contemporary home in a sought-after location, just a short walk from Wellswood

Entrance hall ■ Cloakroom ■ Utility ■ Kitchen/dining room
Living room ■ Breakfast room ■ Conservatory
3 bedrooms ■ 3 En-suite bathrooms
Garage ■ 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 planned with individuality, generous plots and a landscape designed to become more beautiful with every passing decade.

The property has been a much-loved home for many years. The approach is immediately impressive, with a broad driveway leading to the double garage, whilst established gardens frame the house, creating an attractive sense of arrival. To the side and rear, the gardens become increasingly private and sheltered, where mature trees, shrubs and established planting have been quietly nurtured over many years to create a delightful outdoor setting.

Extending to approximately 1,655 square feet, the house has evolved over the years, offering generous accommodation together with the opportunity for sympathetic updating to meet the needs of modern living. The dual-aspect sitting room is filled with natural light and enjoys a pleasant outlook, with double doors opening to the adjoining kitchen and dining room creating the principal living spaces of the home. Beyond, a breakfast room, conservatory and large utility room provide valuable additional accommodation and everyday practicality.

The first floor offers three double bedrooms, each with en-suite facilities. The generous overall floor area presents an exciting opportunity for a future owner to refine the internal arrangement, creating a layout that complements contemporary living whilst making full use of the space available.

Outside, the gardens continue around two sides of the house, confirming a sense of privacy and maturity offering a succession of peaceful places to sit and enjoy the changing seasons. Lovingly cultivated over many years, they remain one of the property's greatest assets, providing tranquil space for outdoor activities.

A detached double garage, together with generous driveway parking, completes the property.

LOCATION

Wellswood has long been regarded as one of Torquay's most desirable residential neighbourhoods, offering the charm of a village atmosphere with the natural beauty of the English Riviera.

VIEWING BY APPOINTMENT ONLY

Independent shops, cafés, restaurants and everyday amenities create a welcoming community atmosphere, whilst the surrounding coastline offers some of South Devon's most spectacular scenery.

The nearby Ilsham Valley provides delightful walks to Meadfoot Beach in one direction and Anstey's Cove in the other, both forming part of the South West Coast Path. Kents Cavern, one of Britain's most important prehistoric landmarks, lies close by, whilst the dramatic coastline, sheltered coves and picturesque marina all contribute to the unique appeal of this part of South Devon.

Beyond its coastal setting, Torquay offers the facilities of a vibrant year-round town, with an excellent choice of state, grammar and independent schools together with an extensive range of sporting and leisure opportunities including sailing, golf, tennis, cricket and rugby. The Princess Theatre, museums, galleries and a varied calendar of cultural events further enhance the town's appeal.

CONNECTIVITY

Rail services from Torquay connect with the national network at Newton Abbot, providing regular services to Exeter and London Paddington, whilst Exeter Airport offers a wide range of domestic and international destinations, ensuring the area is exceptionally well placed for both permanent living and second-home ownership. The South Devon Highway provides direct access to the A38, linking with Exeter, Plymouth and the M5 motorway for convenient travel throughout the South West 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 F (Payable 2026/2027 £3548.99)

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

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















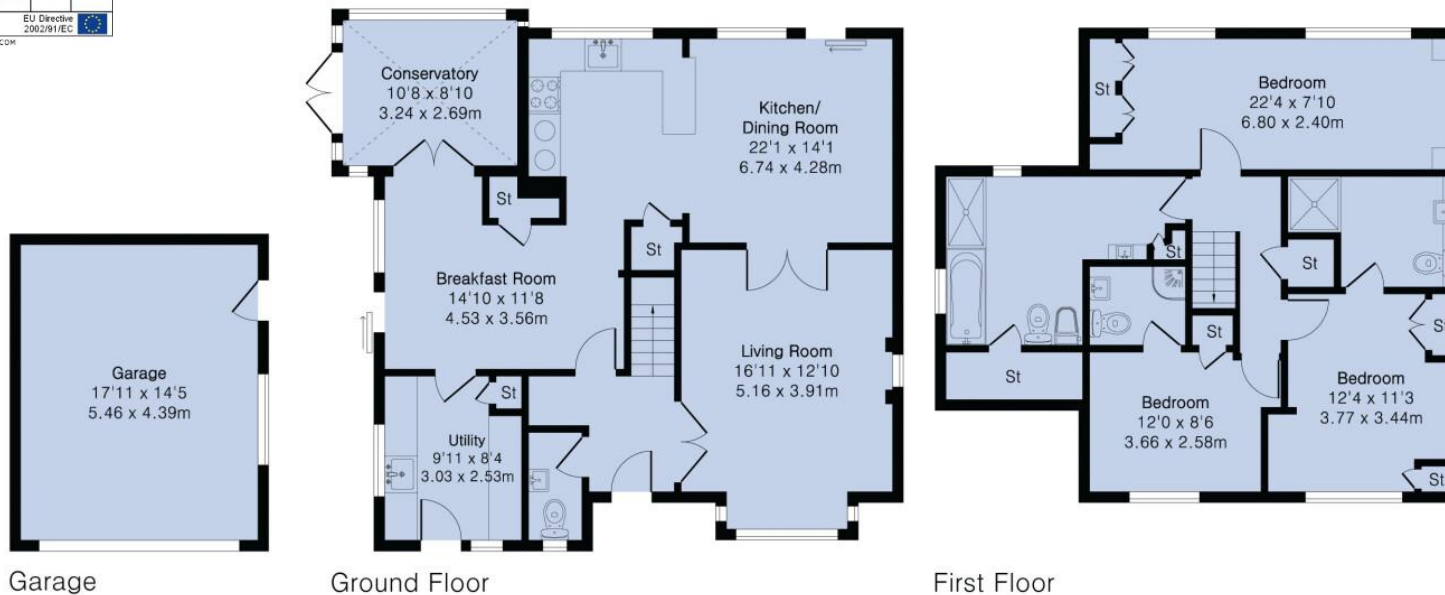
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcrea.com		

Approximate Gross Internal Area 1655 sq ft - 153 sq m (Excluding Garage)

Ground Floor Area 930 sq ft – 86 sq m

First Floor Area 725 sq ft – 67 sq m

Garage Area 258 sq ft – 24 sq m



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

JOHN COUCH
THE ESTATE AGENT



Zoopla rightmove



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.