



JOHN COUCH
THE ESTATE AGENT

Browfoot 38 Ilsham Road
Torquay Devon
£525,000 Freehold



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Torquay Devon TQ1 2JD

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A distinctive 1930s detached bungalow, privately positioned behind its own gated entrance in the heart of Wellswood, offering an exceptional location, individual period character and considerable scope for thoughtful enhancement

Sitting room ■ Kitchen/dining room ■ Utility
3 bedrooms ■ Bathroom ■ En-suite
Conservatory/porch
Garage ■ Gardens

FOR SALE FREEHOLD

Set in one of Wellswood's most sought-after locations, the property is within easy walking distance of the village's amenities, while the open setting of Ilsham Valley is equally close at hand. The house retains the qualities and proportions of its era, with a layout that is both practical and highly adaptable. Although in need of updating, it is already a comfortable and liveable home, providing an excellent foundation for a new owner to refine and reconfigure the accommodation to suit modern requirements, while retaining the features that give the property its particular appeal.

Approached through a gated entrance, a driveway rises to the front of the house, passing the existing garage before reaching a broad terrace extending across the front. This elevated position provides pleasant views over the surrounding area and creates an attractive approach to the property.

The front door opens into a covered verandah-style entrance, with an internal door leading through to the dining hall.

The sitting room is a particularly appealing room, featuring a deep bay window overlooking the garden and an attractive fireplace, while the main bedroom, positioned to the front of the house, enjoys a similarly impressive bay window.

The kitchen is well fitted and occupies the rear and side of the property, overlooking the adjoining garden. It leads through to a useful utility room with access to the side garden, while a further door opens into a covered space providing storage.

There are three well-proportioned bedrooms, with the main bedroom positioned to the front of the property, also having a deep bay window. A separate bathroom serves the principal accommodation, while one of the further bedrooms benefits from its own compact en-suite shower room.

Above, a particularly large loft space, already benefiting from dormer-style windows, provides excellent storage and may offer further possibilities for enhancement, subject to any necessary consents and consideration of the building's character.

The gardens extend around the property, providing a good degree of privacy and a mature setting. They rise towards the rear and with established planting have the foundations of an attractive garden with considerable scope for redesign creating a more considered arrangement of outdoor spaces while retaining the established character of the grounds. The broad front terrace and elevated position also provide an opportunity to make more of the outlook and the relationship between the house and its gardens.

VIEWING BY APPOINTMENT ONLY

LOCATION

Wellswood has long been regarded as one of Torquay's most desirable residential neighbourhoods, valued for its established community, attractive surroundings and village atmosphere. The centre provides a selection of independent shops, cafés and places to eat, together with everyday conveniences, while enjoying a proximity towards some of the area's most attractive coastal and countryside walks. Meadfoot Beach, Ansteys Cove and the open landscape of Ilsham Valley are both within easy reach.

Beyond Wellswood, Torquay offers a lifestyle that extends well beyond its coastline. The harbour, marina and waterfront provide a focus for restaurants, cafés and leisure, while the town has an increasingly varied programme of cultural and community events throughout the year. The Princess Theatre, cinemas and a year round programme of events and festivals sit alongside opportunities for sailing, golf, tennis and other sporting pursuits, with beaches, parks and coastal walks providing an exceptional choice of places to enjoy the outdoors. It is a town that combines the attractions of a coastal location with the amenities and activities of a year-round community.

CONNECTIVITY

Despite its coastal setting, Torquay is well connected by road and rail. The South Devon Highway provides the principal route out of the town, linking with the A380 and onward to the M5 motorway at Exeter, giving convenient access across the wider region and beyond. Torquay Railway Station provides direct services to London Paddington, while Newton Abbot provides a connection to the wider intercity rail network, with services towards Bristol, the North of England and destinations across the South West. Exeter Airport is also within straightforward reach, offering domestic and international flights.

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 E (Payable 2026/2027 £3002.98)

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

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











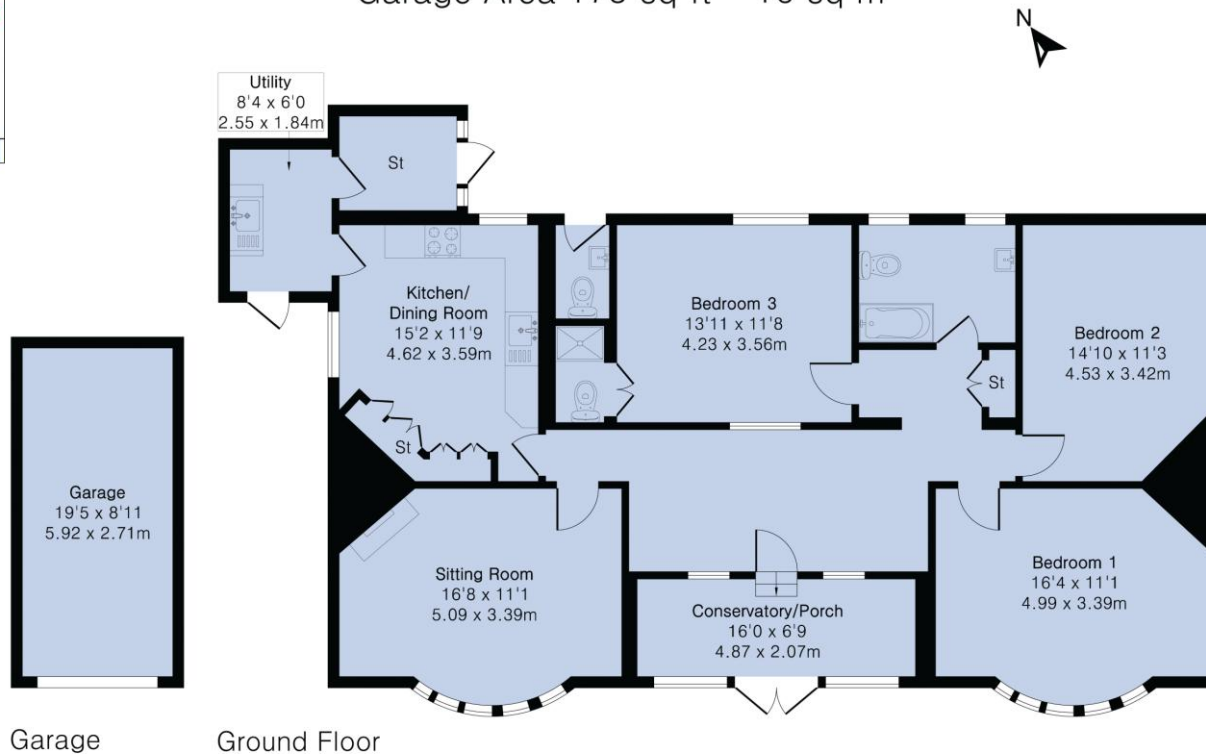




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		83
B (81-91)		
C (69-80)		
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc.co.uk		

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

Garage Area 173 sq ft - 16 sq m



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.