



JOHN COUCH
THE ESTATE AGENT

2 Sutton Mews Sutton Close
Torquay Devon
£460,000 Freehold



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The property blends contemporary accommodation, versatile three-storey layout, a private terrace garden and panoramic views over the surrounding landscape looking to both Lyme Bay and Tor Bay

Entrance level ■ Study/Bedroom (4) ■ Utility ■ Shower Room
Living room ■ Kitchen/dining room
3 Bedrooms ■ 2 bathrooms (one en-suite)
Garage ■ Garden terrace

FOR SALE FREEHOLD

One of just five individual homes, this detached contemporary residence occupies an elevated position with a broad panoramic outlook extending across the rooftops and surrounding area towards the distant hillsides of Torquay Golf Course, before reaching Lyme Bay and continuing into Tor Bay, with a glimpse of Berry Head and the coastline returning to Paignton. Approaching 180 degrees, the outlook is a particular feature of the property, with the scene changing throughout the day and taking on a different character at twilight as the lights begin to appear across the landscape.

Arranged over three floors, the house has been thoughtfully designed to make the most of its elevated setting and is presented with a stylish contemporary finish. The entrance level comprises a study, utility room and shower room, together with direct access to the integral garage.

The study could serve as a fourth bedroom, while the arrangement of this floor also offers the potential to create a degree of independence for a relative or guest, with the generous utility room providing sufficient space for a microwave and other appliances if required.

The principal living accommodation occupies the first floor, centred around a spacious living room with ample room for both relaxed seating and dining. This is the room in which the full breadth of the outlook is most apparent, with the elevated position providing a sense of space and perspective across the surrounding landscape and towards the coast. The adjoining dining area opens onto a balcony with contemporary glass balustrading, providing an opportunity to step outside and take in the expansive outlook.

Across the hallway, the well-appointed kitchen is fitted with a range of integrated appliances, light wood-effect cabinetry and polished quartz work surfaces. The kitchen extends into a useful breakfast room, creating a sociable space suited to informal dining and everyday life. A door leads directly from here to the decked terrace garden.

Sheltered, private and secluded, the terrace garden is a particularly attractive feature of the property. Carefully arranged with flowering container plants, it creates a colourful and intimate outdoor space where the sheltered conditions allow a profusion of planting to flourish.

The bedroom accommodation occupies the upper floor, with three bedrooms and a well-appointed family bathroom. The principal bedroom has the benefit of an en-suite shower room, while the two front-facing bedrooms enjoy the elevated outlook with the broad panorama extending towards the coast.

VIEWING BY APPOINTMENT ONLY

To the side of the property, a gateway leads to a useful storage area, part of which is covered beneath the raised terrace. The integral garage provides secure parking and houses the gas-fired central heating boiler, which has been upgraded during the current owners' occupation.

LOCATION

Sutton Mews is a private road set within an established residential area, approached from Sutton Close and in turn Moor Lane. The setting offers a degree of privacy and separation while remaining conveniently placed for the practicalities of everyday life. Local convenience shopping and schooling, subject to catchment requirements, can be found along Moor Lane, with further amenities and schooling available around Barton Hill Road. The Willows, one of the area's principal out-of-town shopping destinations, provides a wider range of retail and leisure facilities, all within straightforward reach.

The position is also particularly well placed for access towards Newton Abbot, where the mainline railway station provides inter-city services and connections to London Paddington and destinations throughout the UK. The Penn Inn roundabout provides a direct link to the A380, offering a convenient route towards Exeter and the M5 motorway, making the location well suited to those who need to travel further afield for work or leisure.

In the opposite direction Moor Lane continues towards St Marychurch, with its established local centre and wider range of shops and amenities, in the opposite direction the road leads towards the waterside village of Shaldon and onwards across the Teign estuary to Teignmouth.

CURRENT PROPERTY TAX BAND E (Payable 2026/2027 £3002.98)

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. The property has the benefit of 10 Solar photovoltaic panels generating direct current electricity, contributing towards electricity costs.

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

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















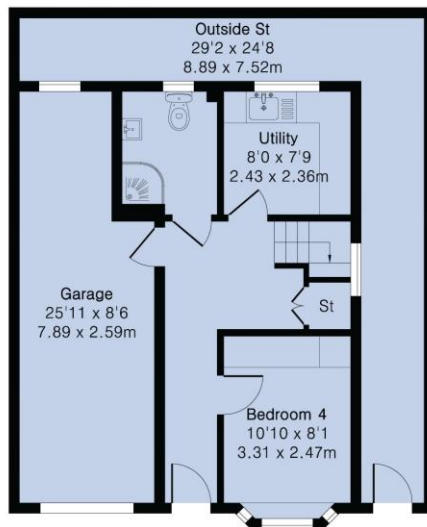
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	89-91		
B	81-88		
C	74-80		
D	69-73		
E	64-68		
F	59-63		
G	51-58		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 1906 sq ft - 177 sq m (Including Garage)

Ground Floor Area 782 sq ft – 73 sq m

First Floor Area 562 sq ft – 52 sq m

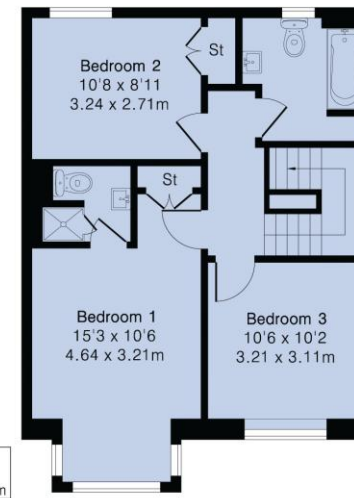
Second Floor Area 562 sq ft – 52 sq m



Ground Floor



First Floor



Second 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.