



JOHN COUCH
THE ESTATE AGENT

10 Monterey Close
Torquay Devon
£595,000 Freehold



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With well-proportioned accommodation and elevated sea views, the property offers an individual detached home occupying a generous Livermead plot with scope for updating and creating a home to suit its next owner

Entrance hall ■ Kitchen ■ Dining room ■ Living room
3 bedrooms ■ En-suite ■ Bathroom
Double garage
Gardens

FOR SALE FREEHOLD

Set within an established development of individual detached homes at Livermead, the house occupies a good-sized plot in a desirable coastal setting. The houses within the development are not uniform in design, each having its own character and have a well-established presence within the neighbourhood.

The plan of the house itself extends to approximately 1,501 sq ft and offers three bedrooms and two bathrooms, including an en-suite to the principal bedroom. The ground floor includes a triple-aspect living room, separate dining room and kitchen, together with a cloakroom, whilst all three bedrooms are dual aspect. The elevated first floor brings sea views from upstairs, adding another dimension to the house.

The property is now ready for updating and provides an opportunity to take an established home and give it a completely individual feel. The work required is principally internal, allowing the new owners to concentrate on the accommodation and introduce their own style and ideas.

Outside, there are gardens to the front and rear, currently largely laid to lawn, providing scope for landscaping and creating an outdoor setting to suit the new owners. A substantial double garage is a particularly useful addition, with access directly through to the rear garden.

LOCATION

Livermead is a well-established and highly regarded residential area, with the seafront close by, whilst the country park and woodland walks of Cockington are within walking distance. Torquay railway station is also close by adding to the convenience of the location.

Torquay offers far more than seaside living. It is an established town with the amenities to support everyday life, from shopping, schools and healthcare to an excellent choice of cafés, restaurants and leisure facilities. The harbour and marina remain central to the town's appeal, while sailing, golf, tennis and the surrounding coastline provide plenty of opportunities to enjoy an active lifestyle. A programme of events throughout the year, including the international Airshow, Agatha Christie Festival and Christmas Bay of Lights, gives the town a lively feel well beyond the seaside.

VIEWING BY APPOINTMENT ONLY

CONNECTIVITY

For travel by road, the South Devon Highway gives straightforward access to the A380 and M5 motorway at Exeter, putting the cathedral city within easy reach for shopping, business and leisure, whilst Exeter Airport provides domestic and international connections. For rail travel, Torquay railway station offers direct services to London Paddington, whilst nearby Newton Abbot connects with the wider inter-city network, providing services towards Bristol, the Midlands and the North.

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)







**Approximate Gross Internal Area 1510 sq ft - 140 sq m
(Excluding Garage)**

Ground Floor Area 764 sq ft – 71 sq m

First Floor Area 746 sq ft – 69 sq m

Garage Area 364 sq ft – 34 sq m

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



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.