



**JOHN COUCH**
THE ESTATE AGENT

27 Oxlea Road
Torquay Devon
£950,000 Freehold



27 Oxlea Road
Torquay Devon TQ1 2HF
£950,000 Freehold



With an enviable address, a private setting and level gardens, this substantial 2,823 sq ft family home offers generous space and considerable scope to create a home to individual taste

Entrance hall ■ Kitchen ■ Cloakroom ■ Conservatory
Dining room ■ Sitting room ■ Study ■ Sitting room annexe
4 bedrooms ■ En-suite bathroom ■ Bathroom ■ Shower room
Gardens ■ Garage

FOR SALE FREEHOLD

Enjoying an enviable position on Lincombe Hill and occupying a private plot, the property sits in mature, good-sized, level gardens, whilst the house itself offering a generous amount of accommodation. Believed to have 1930s origins, it has been a family home for many years, offering some 2800 sq ft of versatile living space arranged over two floors.

It is now in need of some care and attention, but the combination of its size, privacy, garden and position provides the ingredients for the next chapter of its life.

The property is approached directly from Oxlea Road with an in-and out driveway leading to both the detached double garage and to the front door which opens to a spacious hallway.

The ground floor has a good variety of accommodation, with the sitting room arranged in two areas, both enjoying dual aspects and views across the gardens. A smaller annexe-style area opens from the main sitting room, with a separate study beyond. The two areas are currently divided by a bar-style fixture.

There is a separate dining room overlooking the front garden, together with a kitchen, utility room and cloakroom. To the rear, a large conservatory provides an additional reception area and access to the garden.

On the first floor are four bedrooms and three bathrooms. The principal bedroom has a shower room of its own, with three further bedrooms and two additional bathrooms. From the front of the house there are views towards the sea across the surrounding area.

The gardens are an undeniable attribute to the property. They are private, level and provide a generous amount of outdoor space, particularly well suited to family life with plenty of room for children to play and for the garden to once again become a much-used part of the home.

LOCATION

Oxlea Road is to be found on Lincombe Hill, close to the heart of Wellswood, one of Torquay's most sought-after residential neighbourhoods. It is an attractive part of the town, with its established homes, leafy setting and strong sense of community, whilst Wellswood provides a range of independent shops, cafés and everyday amenities. Meadfoot Beach is close by and the surrounding hillsides provide access to woodland walks and footpaths leading towards Ilsham Valley.

VIEWING BY APPOINTMENT ONLY

Torquay has much to offer for year round family living. There is a good choice of primary and secondary schooling, including the highly regarded Torquay Boys' and Torquay Girls' Grammar Schools. The town offers a wide range of shopping and everyday amenities, healthcare, sports and leisure facilities, beaches and open spaces, together with the harbour and marina at the centre of its coastal life. Throughout the year there is a busy programme of events, theatre, entertainment and activities, including an annual air show, literary festivals and the Christmas Bay of Lights trail.

CONNECTIVITY

The South Devon Highway provides the principal link out of the town, joining the A380 for Exeter and the M5, opening up connections across the region and beyond. Torquay railway station provides a direct GWR service to London Paddington, with Newton Abbot providing access to the wider inter-city network for Exeter, Bristol, the North of England and destinations across the wider South West peninsula. Exeter is readily accessible for its city centre, shopping and business facilities, whilst Exeter International Airport provides an important choice for travel further afield

SERIVCES Mains water, gas and electricity are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND G (Payable 2026/2027 £4094.98)

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

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















**Approximate Gross Internal Area 2823 sq ft - 262 sq m
(Excluding Garage)**

Ground Floor Area 1586 sq ft – 147 sq m

First Floor Area 1237 sq ft – 115 sq m

Garage Area 266 sq ft – 25 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	66	74
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.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.



43 Ilsham 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.