



**JOHN COUCH**
THE ESTATE AGENT

Tor Cottage
Cedars Road Torquay Devon
£465,000 Freehold



Tor Cottage

Cedars Road Torquay Devon TQ1 1SB

£465,000



A detached cottage with Victorian origins providing an individual three bedroom house with gardens, large garage and gated parking close to the harbourside and beaches

Entrance hall ■ Shower room ■ Kitchen/breakfast room
Dining room ■ Sitting room
3 bedrooms ■ Bathroom
Garage ■ Gardens

FOR SALE FREEHOLD

This extended detached cottage is believed to have been built in the late Victorian era and now provides a unique detached home with three bedrooms, two bathrooms a well-appointed kitchen and excellent living spaces. Outside are terraces and a level area of lawned garden, gated off-road parking and a large garage.

LOCATION

Set in the Warberries Conservation Area which is sought after for its period charm, historic character and handsome Victorian architecture. Tor Cottage is set back off the road behind a traditional stone wall and is adjacent to the well-regarded Warberries Primary School.

This location is convenient for a local bus, the harbourside, Marina and town with local beaches at Anstey's Cove and Meadfoot in easy reach. Close by are the comprehensive local amenities at the village style community of Wellswood where there is a church, school, pub, restaurants, cafes, boutique shops and salons.

INTERIOR

Approached across a high-walled courtyard the front door opens to a spacious entrance hall where there are storage cupboards and to the left side a shower room with WC. The kitchen is well fitted with high-gloss wall and base units incorporating a range of integrated appliances and a countertop that wraps around to provide a breakfast bar area, perfect for casual dining.

A large picture window over the sink frames views to the school playing fields beyond.

The hallway leads to a large reception room which is semi-open plan yet naturally zoned to provide separate areas for dining, sitting and also a study or library area. Two sets of patio doors provide direct access to the garden terrace and there are windows to three sides providing multiple views and flooding the room with natural daylight.

VIEWING BY APPOINTMENT ONLY

At first floor level are three bedrooms and a large family bathroom with a corner bath and storage cupboard. The principal bedroom is a lovely bright room with a good range of fitted furniture, bedroom two is also a double room and has fitted cupboards to one wall. Bedroom three is of irregular shape and has space for a single bed, wardrobes and desk or other furniture.

OUTSIDE

To the front the cottage is accessed via a solid pedestrian gate set in a high stone wall which opens to a crazy paved terrace bordered by raised planters which creates a courtyard feel to the entrance. Additional double gates open to the driveway that provides off-road parking and access to the large garage which has an automated up and over door and a separate door leading directly to the garden terrace.

From the sitting room and dining room sliding doors open onto the spacious sun terrace where there is space for a table and chairs providing a lovely space for al fresco dining or just relaxing. Steps lead down to an area of level lawn bordered by mature trees, hedging and shrubs. A garden shed provides excellent storage

AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches, and historic pier, all enhanced by the International Marina and a good range of shops, galleries, and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The airport at Exeter and ferry port at Plymouth provide gateways to destinations further afield.

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
£2606.68 (Payable 2023/2024)



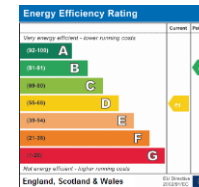
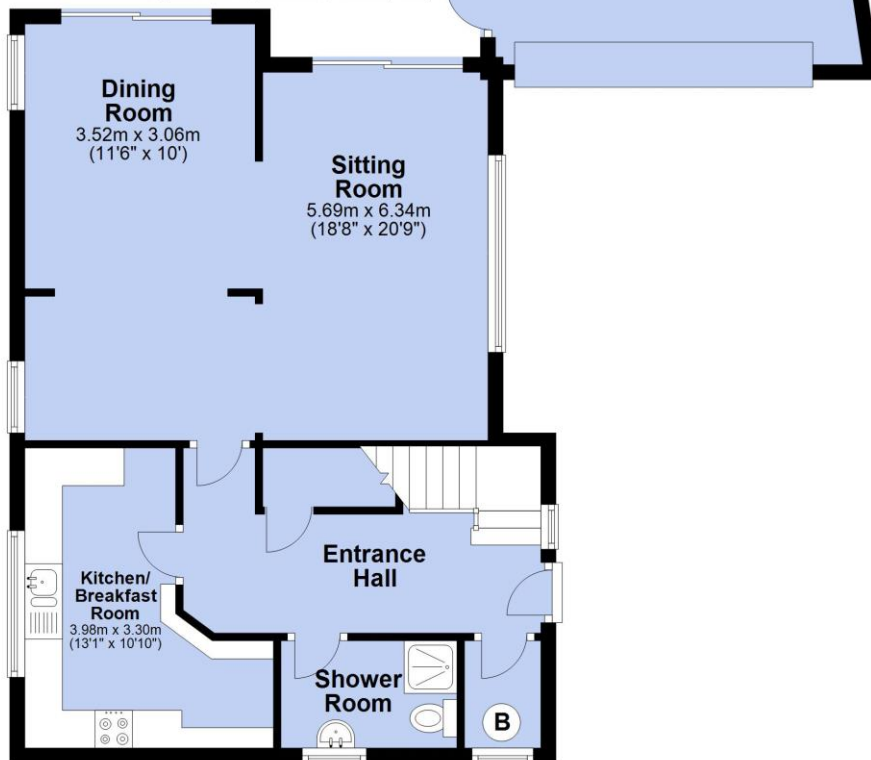




Garage
5.28m x 4.55m
(17'4" x 14'11")

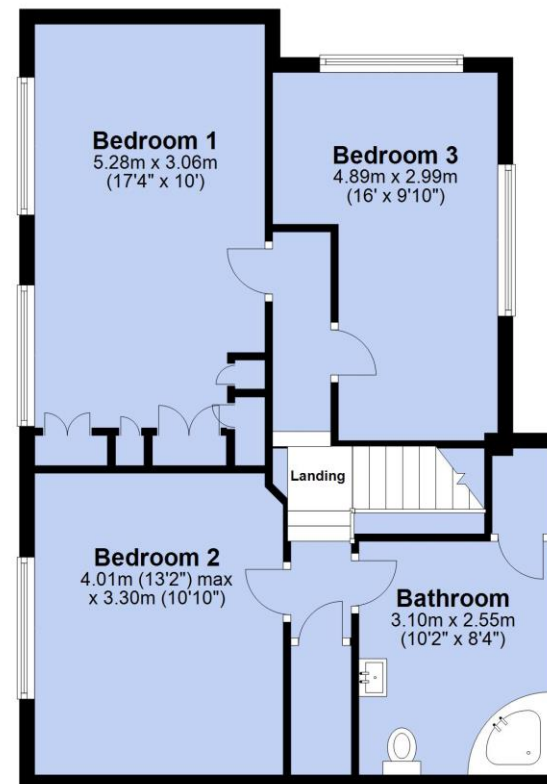
Ground Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.9 sq. feet)



Total area: approx. 122.2 sq. metres (1315.7 sq. feet)

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.