



**JOHN COUCH**
THE ESTATE AGENT

2 Ardmore Asheldon Road
Wellswood Torquay Devon
£349,950 Freehold

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£349,950



With spacious accommodation and scope for further opportunity, the property offers a coach house style home with basement accommodation, forming part of a Victorian residence

Entrance hall ■ Sitting room
Cloakroom ■ Kitchen/dining room
2 bedrooms ■ Bathroom
Off road parking ■ Basement

FOR SALE FREEHOLD

With spacious accommodation and scope for further opportunity, the property offers a coach house style home with basement accommodation, planning permission P/2005/1489/PA giving permission for change of use, including the conversion of the basement to a one bedroom flat.

It forms part of a Victorian residence, situated in the heart of Wellswood, the main villa and adjacent coach house separate residences. It has vehicle access and parking to the rear with pedestrian access to the front, the basement has steps to front and rear. In good condition, to the ground floor the accommodation has an entrance hall, sitting room, kitchen/dining room and cloakroom, with two bedrooms and nicely appointed bathroom to the first floor. The property has the benefit of gas fired central heating and double glazed windows.

Creating a pleasing ambience, Wellswood is sought after as a residential location.

It has a range of individual shops, restaurants and public house, the Parish Church of St Matthias and the academy status Ilsham Primary School. It has close proximity to the sea with the beaches at Meadfoot and Ansteys Cove and the woodland walks of Ilsham Valley, it is also home to one of Torquay's leading attractions, the prehistoric caves of Kents Cavern.

Surrounded by a stunning coastline and sheltered sailing waters, Torquay is a pleasant town to call home, the town has excellent opportunities for sporting and leisure activities, with a 440 berth marina providing a safe harbour. In addition to life beside the sea, Torquay has a high degree of educational excellence, diverse shopping and an ever improving dining culture with restaurants for both family and dining.

Communication links include a direct rail service to London Paddington joining with the

inter-city network at Newton Abbot, providing a frequent rail service to London, Bristol and the North of England. The South Devon Highway, bypassing the village of Kingskerswell, has improved journey time to the M5 motorway and Exeter.

Hardwood front door, into **ENTRANCE HALL**
Coved ceiling, inset spotlights. Radiator.

SITTING ROOM Double glazed window to the front. Cupboard with power. Television and telephone points. Coved ceiling, inset ceiling lights. Radiator.

CLOAKROOM Low level WC, wall mounted wash basin, mixer tap. Extractor fan. Coved ceiling, inset ceiling lights. Radiator.

KITCHEN/DINING ROOM Double glazed window. Work tops on two sides, units beneath and over, tiled surrounds.

VIEWING BY APPOINTMENT ONLY

Inset single drainer stainless steel sink, mixer tap, plumbing for washing machine. Diplomat range style cooker, extractor hood over. Wall mounted Ariston gas fired central heating boiler. Space for upright fridge/freezer. Telephone and television points. Corner cupboard with light housing the fuse box. Coved ceiling. Radiator. Door to rear.

FIRST FLOOR ACCOMMODATION From the entrance hall staircase with wooden handrail rises to the first floor landing. Coved ceiling, inset ceiling lights. Radiator.

BEDROOM (1) Two double glazed window to the front. Coved ceiling, inset ceiling lights. Television point. Trap door to small loft. Two radiators.

BEDROOM (2) Double glazed window to the rear, light well. Telephone point. Coved ceiling, inset ceiling lights. Radiator.

BATHROOM Double glazed window, obscure glass. Part tiled walls. Panelled bath, centre mounted mixer tap, low level WC, wall mounted wash basin, mixer tap, fully tiled corner shower cubicle, Triton Cara electric shower. Extractor fan. Access to loft. Wall mounted ladder style heated towel rail. Coved ceiling, inset ceiling lights. Ceramic tiled floor.

OUTSIDE Pedestrian access from Asheldon Road leads across the driveway of Ardmore Hall leading to the front door. To the opposite side of the property, also accessed from Asheldon Road is a driveway leading to the parking space, to the rear door and to steps descending to the basement, having right of way access. Further steps from the front also descend to the basement and provide right of way access to the main villa.

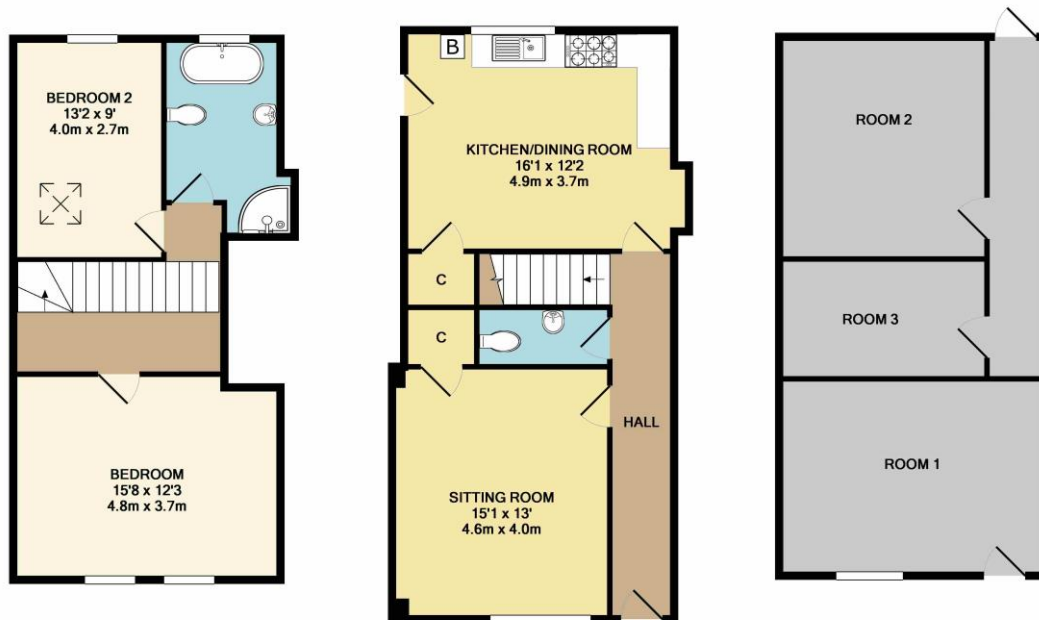
NOTE Should the property be of development interest, it is recommended that professional advice and opinion is sought. A copy of the proposed layout for the basement accommodation is available for inspection.

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 C** (Payable 2018/2019 £1539.28). **VIEWING** By appointment with the Vendors Agents.









1ST FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)

BASEMENT LEVEL
APPROX. FLOOR
AREA 512 SQ.FT.
(47.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1578 SQ.FT. (146.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		