



JOHN COUCH
THE ESTATE AGENT

Pendower
Wheatridge Lane Torquay Devon
£750,000 Freehold



Pendower

Wheatridge Lane Torquay Devon TQ2 6RA

£750,000



An exacting programme of re-furbishment and re-design has created a spacious and versatile home located in an established residential area

Entrance vestibule ■ Entrance hall ■ Cloakroom ■ Kitchen/breakfast room ■ Sitting room ■ Dining room
Lower floor accommodation ■ Reception area/home office ■ Utility area ■ Shower room
Bedroom (4)/family room ■ Underhouse storage ■ 3 bedrooms ■ En-suite bathroom ■ Bathroom
Gardens ■ Off road parking ■ Workshop and garden store

FOR SALE FREEHOLD

With an exacting programme of re-furbishment and re-design, Pendower is a home of 1930's origin, cleverly combining features of its earlier period with the style of today. In addition to works carried out to the fabric of the building, the improvements include the installation of up-to-the minute kitchen and bathrooms, upgrading the heating and hot water system, feature wooden flooring and the creation of a versatile self contained area to the lower floor, its accommodation ideal to suit varying family needs.

The principal accommodation has two reception rooms, kitchen/breakfast and cloakroom with three bedrooms and two bathrooms to the first floor. The lower level has bedroom four/family room, shower room and reception room, with a utility area to the side.

Wheatridge Lane is an established residential area of exclusive homes situated just off the sea front promenade, well placed for the centres of either Torquay or Paignton. The location is well positioned for the woodland walks of Cockington Valley, leading to the country park and the picturesque village of thatched cottages. Local shops can be found at both Walnut Road and Old Mill Road, Torquay railway station is also easily reached.

With fabulous sea views, a stunning coastline and clean beaches, the natural beauty of Torquay is undeniable, the lively harbourside and waterfront home to a 440-berth Marina. The town has a high degree of educational excellence, hospital care, shopping and an ever improving dining culture ranging from beach front cafes to restaurants for fine dining.

A direct rail service to London Paddington links with the intercity network at Newton Abbot, with the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to the M5 motorway and Exeter for both commuting and leisure pursuits.

Double glazed front door, leaded light effect stained glass, into **ENTRANCE VESTIBULE** Dado rail. Coat hooks. Part double glazed door into **ENTRANCE HALL** Picture rail. Wood flooring. Radiator. Double glazed door to the terrace and rear garden. Door to the lower floor accommodation.

CLOAKROOM Double glazed window, obscure glass. Close coupled WC, mosaic tiled splashback, wall mounted wash basin with mixer tap, cupboard beneath, shelf. Radiator.

VIEWING BY APPOINTMENT ONLY

KITCHEN/BREAKFAST ROOM Double glazed window to the side garden, two double glazed windows to the front. Work tops on two sides, marble effect high gloss finish units beneath and over, extending to a central island unit, tiled surrounds, feature wall unit with dark glass door, low level cupboard beneath. Range Master stainless steel cooker with five gas rings, stainless steel backing, double oven beneath, warming drawer, Range Master extractor hood over with illumination. Inset one and a half bowl stainless steel sink, mixer tap, plumbing for washing machine. Low level work top with drawers. Recess with cupboard housing the fridge and microwave. Inset ceiling lights, feature light with three glass downlights. Ceramic tiled floor. Radiator. Double glazed door, obscure glass, opening to the side garden.

SITTING ROOM Double glazed window overlooking the rear garden, double glazed window to the front. White marble fireplace, tiled and cast iron inset, living flame coal effect gas fire. Picture rail, decorative coved ceiling. Two radiators. Wood flooring.

DINING ROOM Double glazed bay window overlooking the rear garden. Original cast iron fireplace, open hearth, tiled inset. Picture rail. Radiator. Wood flooring.

LOWER FLOOR ACCOMMODATION Door opens to a staircase with handrail and turned spindles descending to the **RECEPTION AREA/HOME OFFICE** Porcelain tiled floor, inset ceiling lights. **UTILITY AREA** Recess housing the hot water cylinder, immersion heater, Valiant gas fired central heating boiler, wall mounted programme control, plumbing for dishwasher. Double glazed door to the rear garden.

SHOWER ROOM Double glazed window, obscure glass. Fully tiled walls. Shower cubicle, plumbed shower unit, close coupled WC, wall mounted wash basin, mixer tap. Cosmetics cupboard with mirrored doors. Wall mounted chrome towel rail/radiator. Ceramic tiled floor, underfloor heating.

BEDROOM (4)/FAMILY ROOM Double glazed window to the side. Inset ceiling lights. Radiator. Laminate walnut wood effect flooring.

Door to extensive **UNDERHOUSE STORAGE** Limited head height, light.

FIRST FLOOR ACCOMMODATION From the entrance hall staircase with traditional handrail, shaped spindles, rises to the half landing. Double glazed window with views over the garden and surrounding area. Staircase continues to the first floor landing. Corner cupboard with shelves, central heating thermostat. Picture rail. Tall wall mounted radiator.

BEDROOM (1) Double glazed window with views over the surrounding area. Original cast iron fireplace. Two double and one single fitted wardrobes. Picture rail. Wood flooring. Radiator. **EN-SUITE BATHROOM** Double glazed window to the front. Fully tiled walls with two tone design. Oval bath, floor standing tap and hand shower, close coupled WC, pedestal wash basin, mixer tap, mirror over. Wall mounted plumbed chrome towel rail/radiator. Inset ceiling lights. Ceramic tiled floor, underfloor heating.

BEDROOM (2) Double glazed window with views over the surrounding area. Original fireplace. Picture rail. Wood flooring. Radiator.

BEDROOM (3) Two double glazed windows to the front. Picture rail. Original fireplace. Access to loft with aluminium ladder boarded and light. Wood flooring. Radiator.

BATHROOM Double glazed window to the front. Fully tiled walls with two tone design. Oval bath, floor standing tap and shower attachment, shower cubicle with glass screen, plumbed shower unit, pedestal wash basin, mixer tap, mirror, low level WC. Wall mounted plumbed chrome towel/radiator. Wall mounted cosmetics cupboard with mirrored doors. Inset ceiling lights. Ceramic tiled floor, underfloor heating.

OUTSIDE The property is approached from Wheatridge Lane through a pair of solid wooden gates opening to the driveway, leading to the vehicle hardstanding and to the front door. A gravel path leads to the east side of the property with steps rising to a pedestrian entrance returning to Wheatridge Lane, to the side of the property is a flagstone terrace.

WORKSHOP AND GARDEN STORE with light and power. The front garden has been levelled for development as either a grassed recreational area or as a vegetable/fruit garden as the garden already has 3 miniature plum trees and an apple tree. Laurel hedging has been planted in front of the old hedging to create an evergreen screen at the lane edge in a year or two.

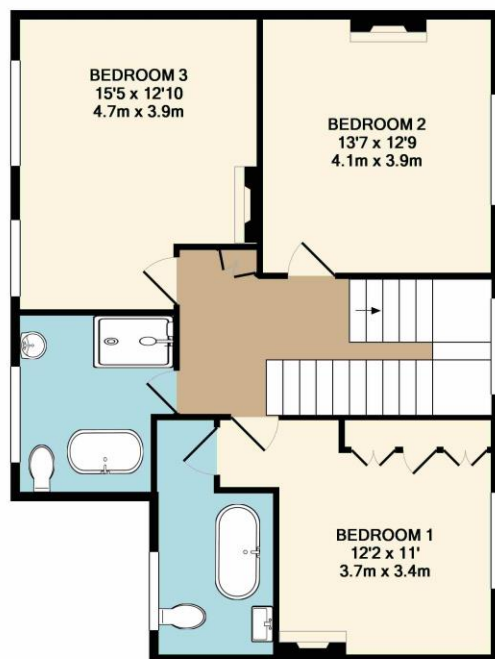
SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators, underfloor heating to the bathrooms and shower room.

CURRENT PROPERTY TAX BAND F (Payable 2021/2022 £2842.03).

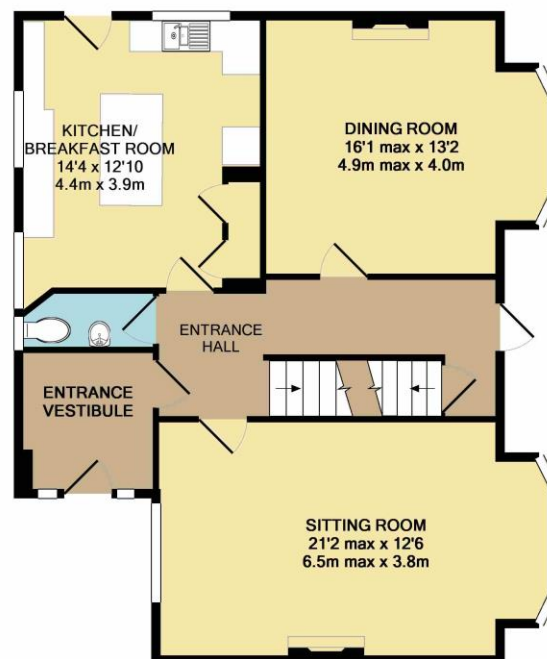
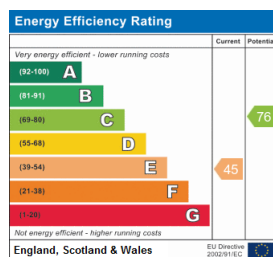
VIEWING By appointment with the Vendors Agents



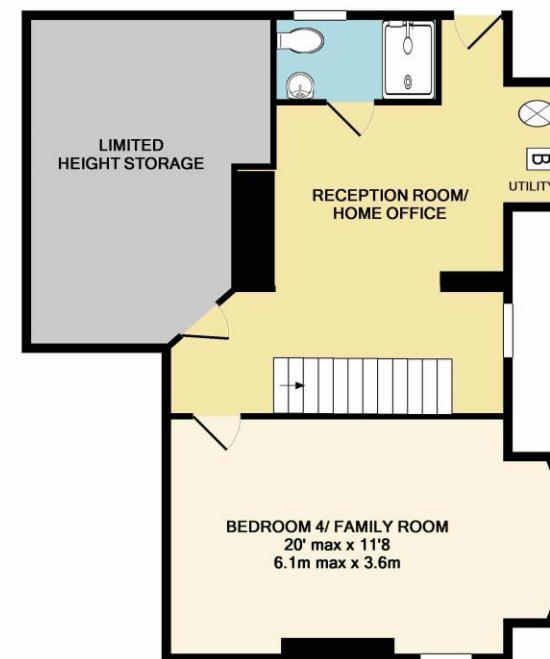




1ST FLOOR
APPROX. FLOOR
AREA 777 SQ.FT.
(72.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 819 SQ.FT.
(76.1 SQ.M.)



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 740 SQ.FT.
(68.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2336 SQ.FT. (217.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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 effect your decision to buy, please contact us before viewing the property.