



**JOHN COUCH**  
THE ESTATE AGENT

Ben Venue Villa  
Middle Warberry Road Torquay Devon  
£1,525,000 Freehold







# Ben Venue Villa

## Middle Warberry Road Torquay Devon TQ1 1RS

### £1,525,000



**With classical architectural features and elegant style, Ben Venue Villa offers a beautifully appointed Victorian villa offering gracious living space**

#### THE RESIDENCE

With classical architectural features and elegant style preserving its Victorian heritage, Ben Venue offers a beautifully appointed villa offering gracious living space.

It is approached through an automated gated entrance, across a carriage driveway, and overlooks lawned gardens, bounded by an abundance of evergreen shrubs and trees. The principal reception rooms open to a wide terrace, inviting for relaxation and al-fresco dining, overlooking the gardens. Pleasant views are enjoyed looking towards Tor Bay, with a further aspect to the west capturing late afternoon sunlight.

- Entrance vestibule
- Imposing reception hallway
- Deep bay fronted drawing room and snooker room
- Beautifully appointed kitchen
- Study
- Dining room
- Ground floor bedroom, en-suite
- Utility, cloakroom
- Gym
- Principal bedroom with dressing room and en-suite
- 4 further bedrooms, 4 bathrooms
- Media room
- Wine store, basement workshop
- Landscaped gardens

#### LOCATION AND COMMUNICATION

Ben Venue is found in Middle Warberry Road, one of three roads following the contour of Warberry Hill, favoured for its villa layout and for its sheltered southerly aspect. The location is well located for Wellswood, with its range of specialist shops and restaurants and for Torquay harbourside, home to Torquay Marina and the Millennium Bridge linking the north and south piers.

With glorious coastal scenery and sheltered sailing waters, Torquay is a pleasant town for enjoyment of seaside living, with clean beaches, pretty coves, parks and gardens creating a pleasant environment. It offers opportunities for sporting and leisure pursuits, diverse shopping and an ever improving dining and café culture, together with excellent schooling and hospital care.

Communication links include a direct rail service to London Paddington, joining with the inter city network at Newton Abbot and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

#### SERVICES

Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations.

**CURRENT PROPERTY TAX BAND F** (Payable 2023/2024 £3080.63).

**VIEWING** By appointment with the Vendors Agents



www.johnmccormack.co.uk





















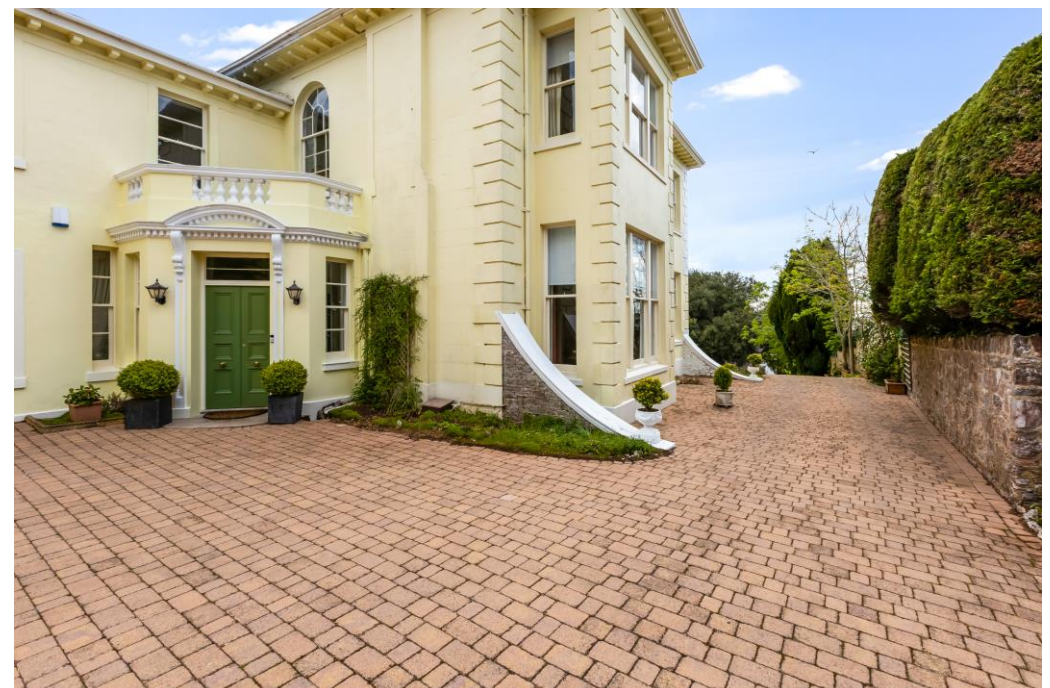














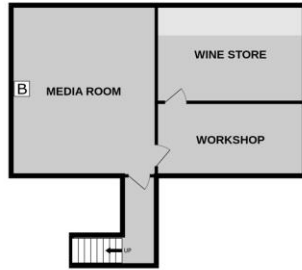




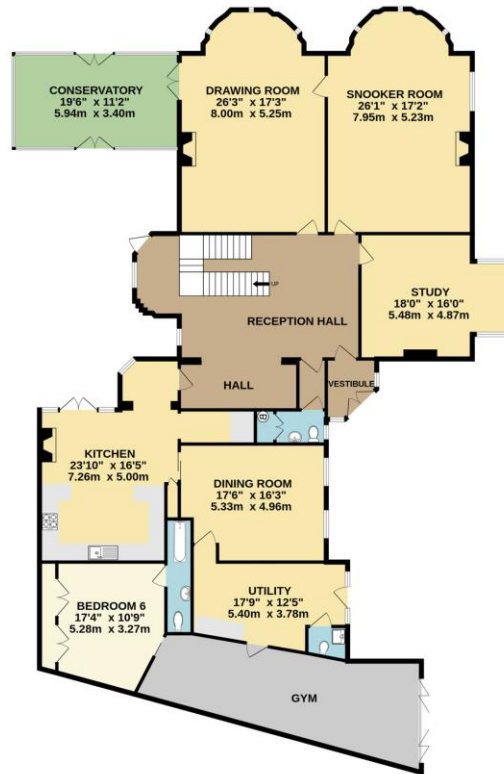




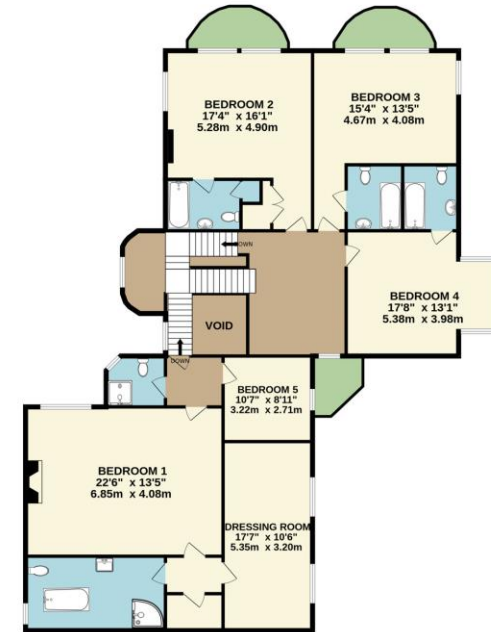
**BASEMENT**  
753 sq.ft. (70.0 sq.m.) approx.



**GROUND FLOOR**  
2904 sq.ft. (269.8 sq.m.) approx.

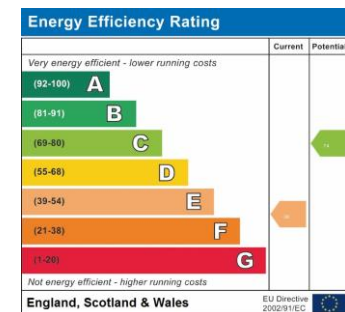


**1ST FLOOR**  
2337 sq.ft. (217.1 sq.m.) approx.



**TOTAL FLOOR AREA : 5994 sq.ft. (556.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023







**JOHN COUCH**  
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG  
t: 01803 296500 e: mail@johncouch.co.uk



Zoopla rightmove



[www.johncouch.co.uk](http://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 effect your decision to buy, please contact us before viewing the property.