



Bradbourne Cottage
16 Kents Lane Wellwood Torquay Devon

£370,000 Freehold



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Epitomising style and design, the property is beautifully presented, thoughtfully planned with exceptionally well laid out accommodation creating a delightful and very special home

- Kitchen/dining room ■ Sitting room ■ Study
- Cloakroom/utility ■ 4 bedrooms ■ En-suite shower room ■ Bathroom
- Sheltered courtyard garden ■ On street parking

FOR SALE FREEHOLD

Beautifully appointed and presented with design and style, Bradbourne Cottage is a complete delight, from entering the front door you are greeted with a thoughtfully planned and exceptionally well laid out home, offering a wealth of possibility for full time living or for producing income as a holiday letting home.

It has a very sheltered enclosed courtyard, with a southerly aspect, its presentation reflecting the personality of the house, with on-street parking outside of the property.

LOCATION

Kents Lane, is at the heart of Wellswood in the Lincombes Conservation area and within minutes of the much sought after amenities of Ilsham Road, where a vibrant local community creates a sense of well-being and belonging.

Within reach are beaches at both Ansteys Cove and Meadfoot, with delightful woodland and valley walks leading to both. A comprehensive bus service operates from the nearby Babbacombe Road, leading to the harbourside in one direction and to St Marychurch in the other.

INTERIOR

With accommodation arranged over two floors, the front door opens from Kents Lane to a small lobby, with an internal door opening to the hallway. Immediately you are drawn to the striking décor with soft colours, ambient lighting and natural daylight blending seamlessly together. With feature flooring throughout the ground floor, the open plan living area incorporates a stylish kitchen fitted with white high gloss units, topped with contrasting worktops, extending to a dining room and sitting room, complete with wood burning stove, in turn opening to the courtyard.

To the right of the front door is a small study, with a spacious separate cloakroom/study to the rear incorporating a utility area. A cupboard to the rear houses the gas fired central heating boiler.

The feature flooring continues to the first floor, which is of excellent proportions and maximises natural light. The principal bedroom has an en-suite shower room, bedrooms two and three share a separate bathroom, each of the bathrooms cleverly designed to maximise space, bedroom four is currently used as a dressing room.

OUTSIDE

To the side of the property is a covered walkway, providing a secure covered storage space.

AREA

For enjoyment of seaside living, Torquay sits in a large curved bay, surrounded by stunning coastal scenery, sandy beaches and a thriving harbourside, where a regeneration programme will further enhance the area, it is home to Torquay Marina and a wide range of shops, galleries and restaurants. The town has many and varied opportunities for sporting activities, and several out of town shopping centres. Communication links include inter-city rail stations at both Torquay and Newton Abbot with the South Devon Highway enabling easy access to Exeter where can be found an international airport.

SERVICES Mains water, gas, electricity and drainage are all connected, with gas fired central heating throughout.

CURRENT PROPERTY TAX BAND D (Payable Torbay Council 2024/2025 £2243) **MOBILE PHONE COVERAGE** O2, EE, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

VIEWING BY APPOINTMENT ONLY



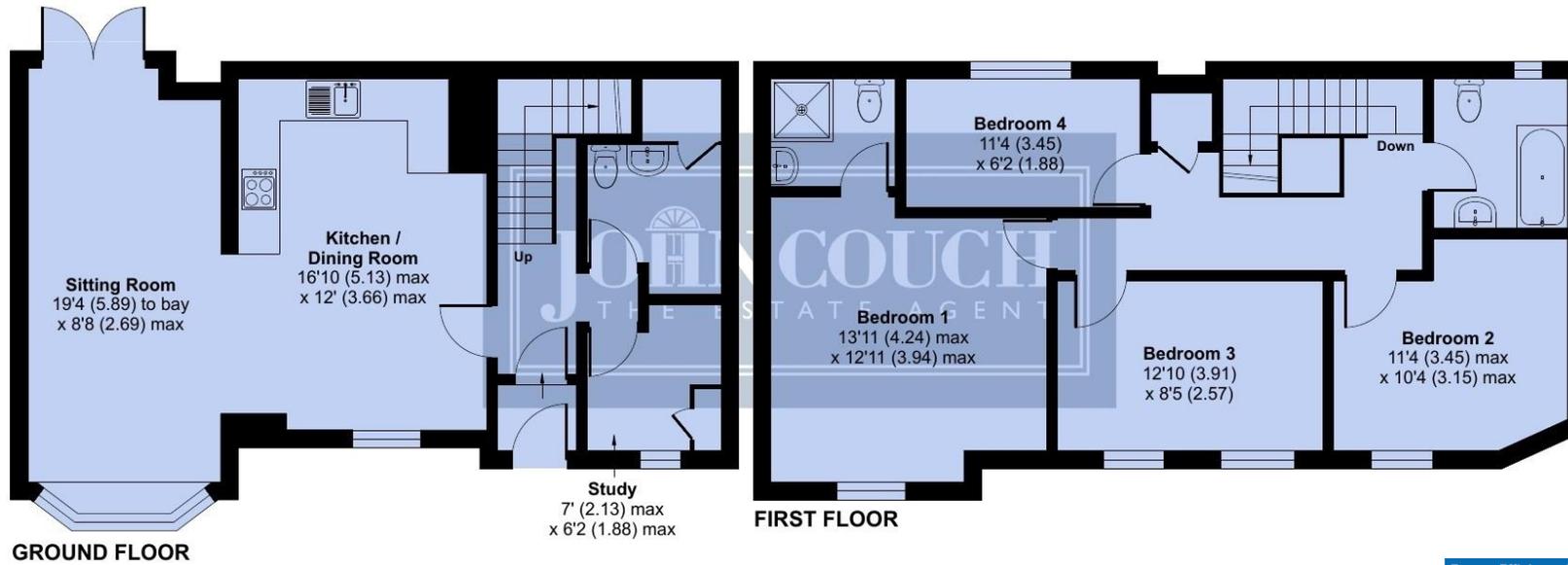




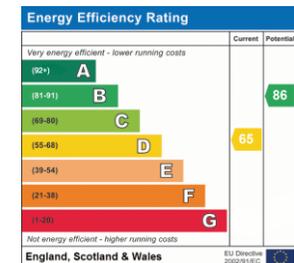


Approximate Area = 1302 sq ft / 120.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/dhecom 2024. Produced for John Couch The Estate Agent. REF: 1203003



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.



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

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.