



JOHN COUCH
THE ESTATE AGENT

Holly Bank Lower Erith Road
Torquay Devon
£695,000 Freehold



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Holly Bank is a contemporary single storey residence that offers versatile accommodation with three double bedrooms, light-filled living spaces, gardens designed for relaxation, driveway parking, garage and garden office

- Desirable conservation area ■ Spacious zoned living areas
- Contemporary kitchen opening to sun terrace
- Three double bedrooms ■ Shower-room ■ Cloakroom/WC
- Wrap-around gardens, garden office, garage and parking

FOR SALE FREEHOLD

With re-imagined living spaces that are flooded with natural light, this three bedroom property is perfect for those seeing a contemporary home designed for relaxation and easy living. The inside and outside spaces are linked by doors that lead to decked terraces for relaxation and enjoyment of sunshine throughout the day.

LOCATION

Lower Erith Road is within the Lincombes Conservation area, sought after for its Victorian architecture, peaceful ambience and easy proximity to the harbourside and beaches. There is a local bus service in the vicinity with some local shops at Lisburn Square.

The nearby village style community of Wellswood caters well to everyday needs with pub, restaurant, cafés, French Patisserie, delicatessen, salons and shops including convenience stores, pharmacy, post office, school and Church.

INTERIOR

From the covered porch the front door opens to the reception hall from where all the accommodation flows. To the right side is the spacious living area which wraps around the plan to unfold into three distinct zones with the immediate area making a perfect seating area where a large picture window frames lovely views over the garden. This light-filled room has a white stone fireplace with living flame gas fire that provides a cosy focal point for colder days.

Flowing from the sitting area the dining space has been designed to blend seamlessly with the outside space where glazed French doors open to the deck. The internal space flows around to reveal a beautifully designed kitchen which has an excellent array of wall and base units incorporating a range integrated appliances. The contrasting Quartz countertops extend to the large kitchen island which provides an ideal space for casual dining.

Once again there are glazed French doors which open to the south-west facing decked terrace which is perfect for easy al-fresco dining.

A kitchen door opens to the inner hallway where three double cupboards provide storage, an airing cupboard and a laundry cupboard with plumbing and space for laundry appliances.

Continuing along the hallway a door opens to the first of the double bedrooms which is cleverly configured to provide space for a bed to be placed for enjoyment of garden views through glazed French doors and a separate study area with a good range of fitted cupboards.

There are two further double bedrooms, both with double fitted wardrobes, bedroom one has a large window with views over the front aspect and bedroom two has glazed French doors opening to the garden deck that flows around the house.

VIEWING BY APPOINTMENT ONLY

Completing the accommodation is a superb family shower room where there is a double width shower and twin wash basins with storage beneath, close-coupled WC and underfloor electric heating. Adjacent to the bathroom is an additional cloakroom WC, also with electric underfloor heating.

OUTSIDE

Holly Bank's outside spaces have been thoughtfully planned to provide individual seating areas that are exposed to the sunshine at different times throughout the day.

There is a delightful dining terrace adjacent to glazed French doors that open to the kitchen. In addition there is a hot tub and space for relaxed seating which makes this area perfect for enjoying the good things in life whilst entertaining family and friends.

The composite decking extends to the rear of the house where there is an area for sun loungers, an heated outside shower and garden sink with potting bench. Within the garden is outside lighting and external power points.

Approached from Lower Erith Road the driveway rises to the garage with up and over door power and a tap. Steps and pathway lead around to the front door with the front garden having area of lawn, established shrubs and some fine specimen palm trees.

To the side of the garage a gated path leads to the fabulous insulated garden building which has power and glazed doors. This room is currently used as a home gym but would make a perfect office or hobbies room.

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival. At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay, being a natural safe haven, attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

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.

Torquay has many schools with an independent school at St Marychurch, and a good selection of primary and secondary schools around the bay including grammar schools in both Torquay and Churston (subject to catchment area and entry rules).

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway 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 and electric underfloor in the shower room and cloakroom.

CURRENT PROPERTY TAX BAND E (Payable Torbay Council 2024/2025 £2729.04)

MOBILE PHONE COVERAGE 02, Vodafone and EE, limited Three coverage (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)



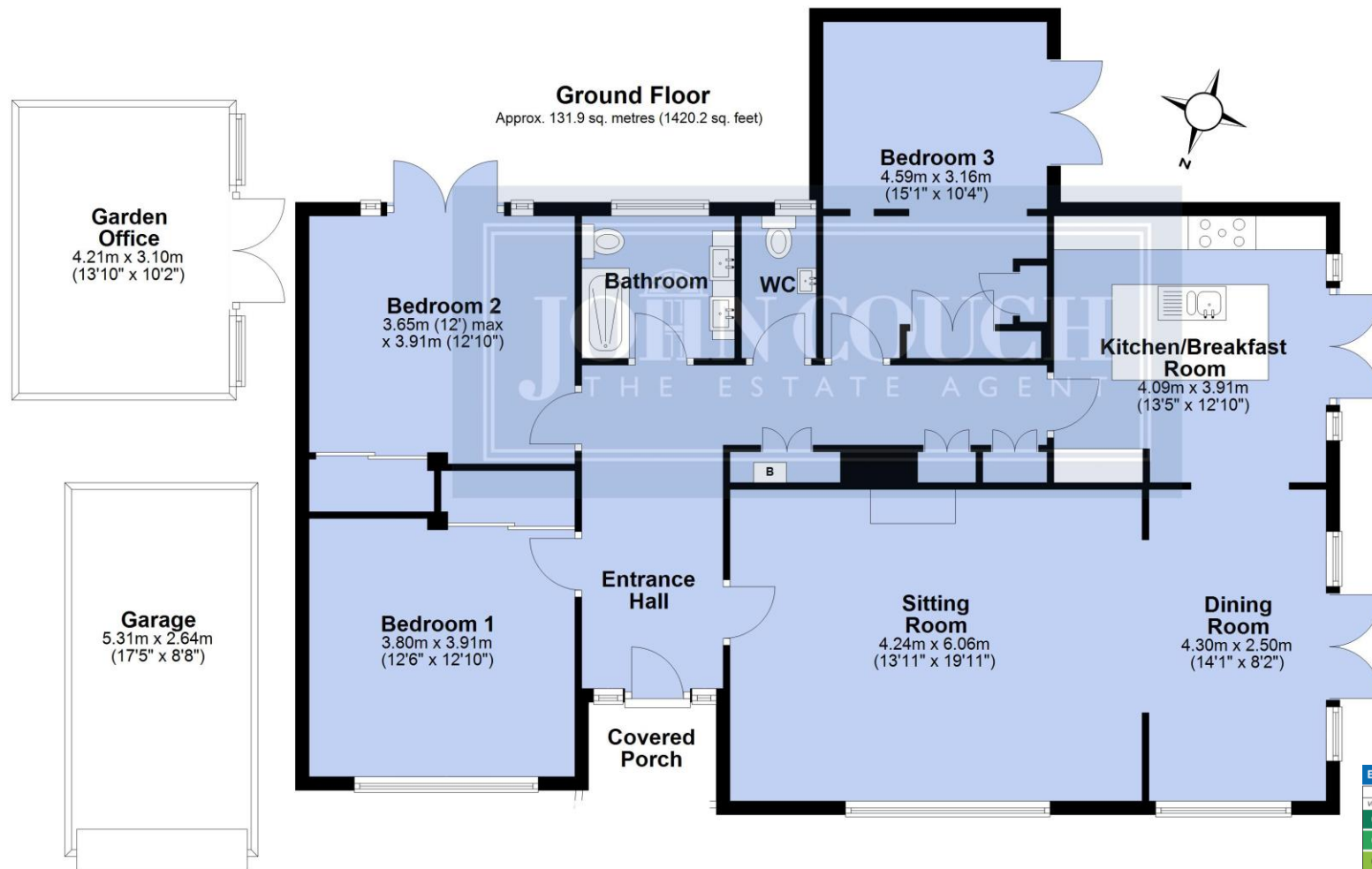












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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.