



**JOHN COUCH**
THE ESTATE AGENT

Little Underwood Lower Warberry Road
Torquay Devon
£395,000 Freehold

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A detached single storey home creatively converted from the coach house to the neighbouring Victorian villa, now providing a superb two bedroom home with courtyard garden, gated driveway and detached garage

- Detached single storey period residence
- Sitting/dining room ■ Kitchen
- Two double bedrooms ■ Bathroom
- Gated courtyard garden ■ Detached garage

FOR SALE LEASEHOLD

Tucked away in a sought-after Conservation area, this unique two bedroom home has been imaginatively upgraded to provide a home on one level for a relaxed lifestyle that effortlessly conjures up the mood of the past while being perfectly designed for modern living.

LOCATION

Little Underwood is located within the Warberries Conservation Area which is known for its preserved tree-lined roads and Victorian architecture. It is also close to the village style community of Wellswood where the superb facilities include convenience stores, pharmacy, post office, pub, restaurant, salons, boutique shops, school and Church. The harbourside and facilities of town are within easy reach as is the nearby Ilsham Valley that leads to the popular beaches at Anstey's Cove and Meadfoot. Both beaches have cafés with waterside terraces and allow easy access to the south west coastal path.

A local bus services operates close by with further services from nearby Babbacombe Road running to the nearby harbour and destinations further afield.

INTERIOR

The stable style front door opens directly into the sitting room which is a wonderfully bright and serene room with a lantern style roof light and windows to two sides that flood the room with natural light.

The vaulted ceiling generates a great sense of space and crisp white walls create an airy and uplifting atmosphere. This room has some quirky display niches and there is space to accommodate a dining table and chairs in addition to comfortable sofas.

A wide arch and step down lead to the kitchen which has a good range of period style units capped with contrasting granite countertops and with smart copper handles.

There is an integrated washing machine and dishwasher, space for a range style cooker and fridge/freezer. A tall built-in cupboard houses the boiler and there is excellent natural illumination from a high window with obscured glass and a Velux style window in the roof.

The principal bedroom can be found at the end of the short corridor and this charming room has a vaulted ceiling and double French doors opening directly to the courtyard garden.

Bedroom two is also a double room and has a window overlooking the courtyard, there is a small loft hatch giving access to the roof space.

Completing the accommodation is a shower room with a large corner bath with shower, basin and WC with a window for ventilation and natural light.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

The property is completely enclosed with a traditional stone wall to the front, a green hedge to the side and attractive fencing to the rear boundary. From the road the original white gate piers support double electric gates that open to a most attractive courtyard, paved with smart granite sets to resemble the cobbles that would originally have been here. A pathway leads around the house to the rear where there is a small shed and paved area for a table and chairs.

The courtyard provides a private sunny spot for relaxation or al-fresco dining with raised beds for plants and an attractive double garage providing secure parking for one car plus space for storage.

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.

Torbay 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 and in early summer the English Riviera Air Show is not to be missed.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay 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.

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, Plymouth and the M5 motorway. The international airport at Exeter is 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 air conditioning unit to sitting room.

CURRENT PROPERTY TAX BAND C
(Payable Torbay Council 2025/26 £2079.86)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) Superfast (Cable) and Ultrafast (Fibre) (Estimated Ofcom Data)





Approximate Gross Internal Area 999 sq ft - 93 sq m

Ground Floor Area 870 sq ft – 81 sq m

Garage Area 129 sq ft – 12 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	74
(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	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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