



JOHN COUCH
THE ESTATE AGENT
FOR SALE
t: 01802 296700
johncouch.co.uk

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5 Summerfield Road
Torquay Devon
£370,000 Freehold



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Torquay Devon TQ2 7DL

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A charming semi detached 1930's era family home situated in a good residential location, extended to provide adaptable accommodation

Entrance porch ■ Entrance hall ■ Living room ■ Conservatory
Cloakroom ■ Utility ■ Dining room ■ Kitchen
3 bedrooms ■ Bathroom
Garage ■ Gardens

FOR SALE FREEHOLD

This 1930s era home has been seamlessly extended and updated since it was first built providing flexible accommodation for modern living whilst retaining the charm and character of its 1930's origins.

The front door opens to a porch which in turn opens to the original front door with feature oval glass panel and to the hallway which has the original hardwood floor.

INTERIOR

The living room features a lovely bay window to the front, a stone effect fireplace and has been enlarged by encompassing the original dining room and now spans the length of the house providing flexible space for relaxation. Doors open to a conservatory which provides an additional seating area from where to enjoy the views over the rear garden.

Adjacent to the living room is a kitchen/dining room with two distinct areas both overlooking the back garden. The dining room has good space for a table and the kitchen is fully fitted with modern units and integrated appliances. To the rear of the dining area there is a large understairs cupboard and access to the utility room, separate cloakroom/WC and door leading to the garden.

From the hallway the staircase with original balustrade rises to the first floor. The principal bedroom is located at the front and has a lovely bay window and built-in wardrobes.

There is a good single bedroom also overlooking the front and to the rear a double bedroom with built in cupboards has views over the rear garden. Completing the accommodation at this level is family bathroom with corner bath and shower over.

A staircase leads up to the converted loft space providing the ideal area for home working, hobbies or playroom.

OUTSIDE

Approached over a driveway which allows parking for one car and leads to the single garage. The front garden is well laid out for low maintenance and has a fine specimen palm tree to the centre.

The rear garden is fenced and has a terrace area with built in BBQ, small area of lawn, garden pond and a shed with light and power. To the rear boundary a locked gate gives access to a public footpath which leads to the Torbay Hospital campus. In addition to the garage there is off-road parking for one car. Parking is available on the road outside with a Resident Parking Permit currently costing £30 per annum.

POSITION

Set within a popular residential area, convenient for local schools including the boys' and girls' grammar schools (subject to catchment rules). Torbay Hospital is a short walk away and there are multiple pedestrian access points to the hospital site.

There is an abundance of shopping opportunities with local shops in the vicinity and a comprehensive range of high street names available at two retail parks close by, Torquay town, seafront promenade and beaches are approximately 2 miles distant with a range of buses and Torre station very close by.

AREA

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international Marina and a delightful array of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

COMMUNICATIONS

Summerfield Road is very close to an excellent network of buses and at the nearby Torre station where there are trains to London Paddington with inter-city connections at Newton Abbot. The ring road is close by providing a convenient route around the Bay with the South Devon Highway allowing good access to the vibrant cities of Exeter and Plymouth with an international airport at Exeter providing 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. **CURRENT PROPERTY TAX BAND D** Payable 2023/2024 £2132.74).

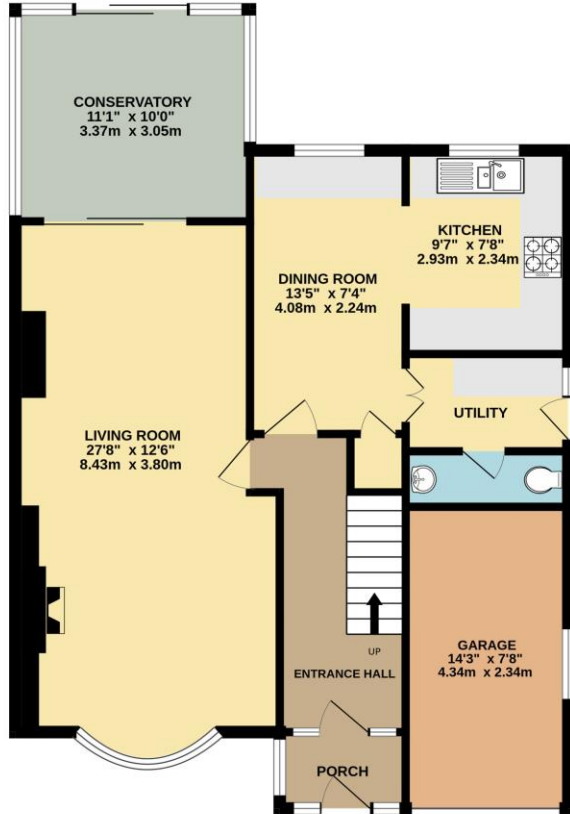
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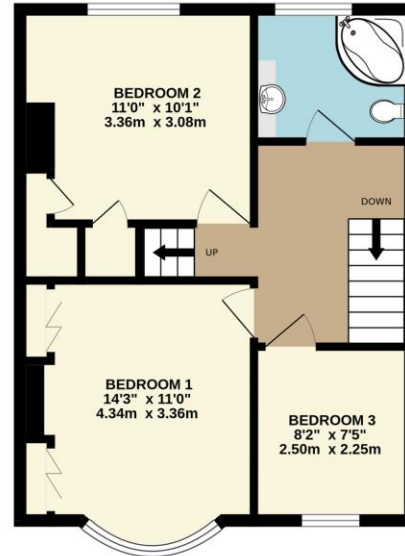




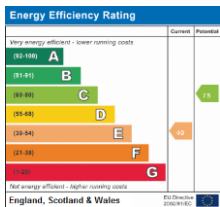
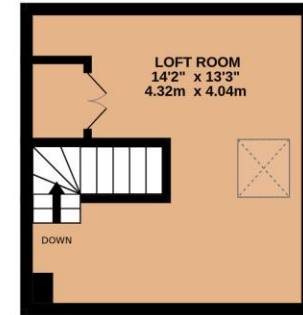
GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR
187 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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.





JOHN COUCH
THE ESTATE AGENT

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

 Zoopla   

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.