



**JOHN COUCH**
THE ESTATE AGENT

2A Wellwood Park
Wellwood Torquay Devon

£525,000 Leasehold



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Wellwood Torquay Devon TQ1 2QB

£525,000



A spacious first floor apartment within a Grade II* listed house with 2/3 bedrooms, 2 bathrooms, sitting room, dining room, kitchen, stunning communal park-like grounds and double garage

Entrance hall ■ Sitting room ■ Dining room ■ Kitchen
2 bedrooms ■ Bedroom 3/office ■ En-suite bathroom ■ Shower room
Double garage ■ Communal park-like gardens for the residents enjoyment

FOR SALE LEASEHOLD

Inspired by the Regency architecture of London & Brighton, Wellwood Park was designed to provide a superior terrace of homes in an exclusive setting laid out around a private park. Built c1853 and converted from the original house into two apartments approximately twenty-five years ago, this spacious home occupies the first floor offering fine southerly views across the park and beyond. Retaining the essence of its historic past and decorated in calm neutral tones this gracious home is ideal for those seeking a relaxed lifestyle.

POSITION

Set within the Warberries conservation area, Wellwood Park is only a short level walk to the village style community of Wellwood with its excellent local amenities including church, cafes, pub and shops.

The road continues through Ilsham Valley to the sea at Meadfoot Beach where there is parking and a lovely café with seaside terrace. This attractive conservation area retains many of the fine homes built during the Victorian era and is convenient for local buses, the harbourside and town.

INTERIOR

The private front door opens to the hallway which has useful storage. An elegant staircase rises to the first floor landing from where a full-length arched window floods the landing with natural light and the grandeur and style of this unique home first become apparent.

To the front of the house is bedroom three which is currently fitted out to provide a superb home office. Across the landing bedroom two is a very spacious room with windows to the front aspect, built-in wardrobes and an en-suite shower room accessed via a few steps. This recently re-fitted shower room with a walk-in double-width shower is Jack and Jill style with an additional door to the upper landing.

The kitchen is fully fitted with a range of wall and base units and has some integrated appliances. A short flight of steps leads to the adjacent dining room which has a high-level window to the front and ample space for a large dining table and chairs providing an elegant setting for everyday dining or more formal entertaining.

VIEWING BY APPOINTMENT ONLY

The gracious sitting room is the perfect place for relaxation or socialising with space for large sofas and fine views from the large windows to the beautiful park like grounds. This room has lovely features with original cornicing and built-in bookcases with storage below which flank the period style fireplace complete with an electric effect fire.

Adjacent to the sitting room is the principal bedroom which is a large and elegant room with expansive windows giving southerly views over the communal gardens.

OUTSIDE

Opposite the front of the house is a double garage with power and additional on-road parking. Access to the communal gardens is via a secure gated pathway. The grounds of Wellswood Park are a real feature extending to one and a half acres and provide discreet seating areas set amidst fine specimen trees and shrubs with colourful borders providing year-round interest and colour. The gardens are exceptionally well tended and are exclusively for the use of the residents.

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 an international marina and a delightful array of shops, galleries and cafes. Restaurants and bars around the waterfront also offer 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. The area has many beaches with an array of water sports and fishing. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay.

There are many sporting opportunities with golf, tennis, rugby, football and cricket available close by. The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular coastal town of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties nearby offer many opportunities for leisurely days away from the coast.

COMMUNICATONS

The excellent communications links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. For destinations further afield there is an international airport at Exeter and a cross channel ferry service from Plymouth.

CURRENT MAINTENANCE £500 per annum for the upkeep of the communal grounds. Property maintenance shared with the freeholder on an 'as and when' basis.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

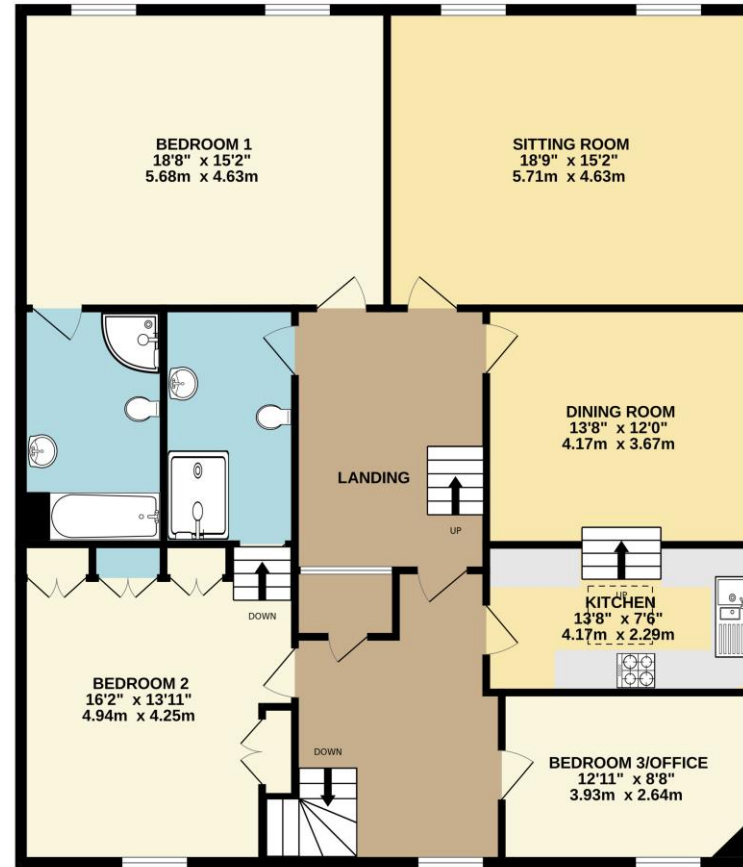
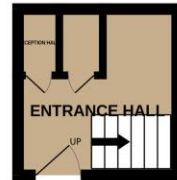
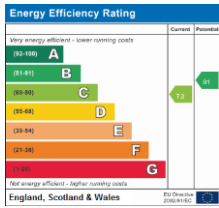
CURRENT PROPERTY TAX BAND E
(Payable 2023/2024 £2606.68).





GROUND FLOOR
69 sq.ft. (6.4 sq.m.) approx.

1ST FLOOR
1617 sq.ft. (150.2 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.6 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.
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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.