



JOHN COUCH
THE ESTATE AGENT

Millbridge House
Old Mill Road Torquay Devon
£600,000 Freehold



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Old Mill Road Torquay Devon TQ2 6AP

£600,000



Millbridge House is a four bedroom Victorian era home with level gardens, off road parking, a self contained annexe and a chalet/garden store providing further potential

Entrance hall ■ Dining room ■ Sitting room ■ Kitchen ■ Cloakroom
4 bedrooms ■ Bathroom
Annexe with open plan living/dining/kitchen, bedroom and shower room
Gardens ■ Three parking spaces ■ Garden store/chalet

FOR SALE FREEHOLD

This spacious period home offers glimpses of its historic character whilst enjoying all the comforts of modern living. A fully self-contained single storey annexe provides additional accommodation which would be ideal for two family living and there is a private and level south-facing garden where a garden store/chalet offers further potential for creating a home office, games room or gym.

LOCATION

This sought after location gives easy access to the town, marina and local beaches which can be easily reached from nearby historic Torre Abbey where the extensive grounds flow into Torre Abbey Meadows and on to the seafront promenade which is a short level walk from the property. Excellent local amenities are available nearby including shops, cafes, GP, dental surgeries and veterinary practice.

The well regarded Cockington Primary School (subject to admissions policy) is opposite and Sherwell Park, which has a children's play area, is just around the corner. The location is also convenient for local buses and the railway station. This location also allows easy access to Torbay Hospital, edge of town retail parks and a range of good schools including the boy's and girl's Grammar Schools.

INTERIOR

The traditional front door opens to a vestibule which in turn opens to the reception hallway where the high ceilings and period detail provide a warm welcome into this spacious family home.

At ground floor are two large reception rooms, one providing a formal dining room with original coving and bay window overlooking the side garden, the other is a large sitting room with original marble fire surround and a gas-effect fire. The bay windows here overlook the garden and being south facing enjoy a good deal of natural day light.

The kitchen has been well fitted with an excellent range of wall and base units incorporating a full range of integrated appliances including a four-ring hob with electric oven beneath, fridge/freezer and dishwasher.

VIEWING BY APPOINTMENT ONLY

The hardwood countertops have been designed to provide a breakfast bar area which is ideal for casual dining. Large windows overlook the garden and a glazed door gives direct access to the garden terrace.

Returning to the hallway there is a lockable door to the annexe, a Cloakroom/WC and an understairs cupboard providing excellent storage.

The original staircase rises to a half landing and then continues to the first floor where there are four bedrooms and a contemporary family bathroom. All the bedrooms enjoy a pleasant open aspect over the surrounding area whilst the principal bedroom has built in cupboards one of which conceals a sink and vanity area.

THE ANNEXE

Accessed via a doorway from the hallway of the main house or directly from the garden, the superbly fitted annexe has a fresh Scandinavian feel and comprises an open plan living room/dining/kitchen preparation area, with a double bedroom and exceptionally well appointed contemporary en-suite shower room with double-width walk-in shower.

OUTSIDE

The house is reached through a wrought iron gate with steps leading through the front garden to the entrance. At road level are three parking spaces.

To the rear the level garden has a large terrace accessed from the kitchen making it a great place for al fresco dining. This south facing space also has a lawn bounded by trees and hedging which provide a good deal of privacy. There is external access to the annexe and also access to the garden store/chalet. The chalet provides additional opportunities for conversion into further ancillary accommodation such as a home office or hobbies room, it has the benefit of connected services.

AREA

Located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches, and historic pier. 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.

The area has many beaches with an array of water sports and fishing also available. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

COMMUNICATIONS

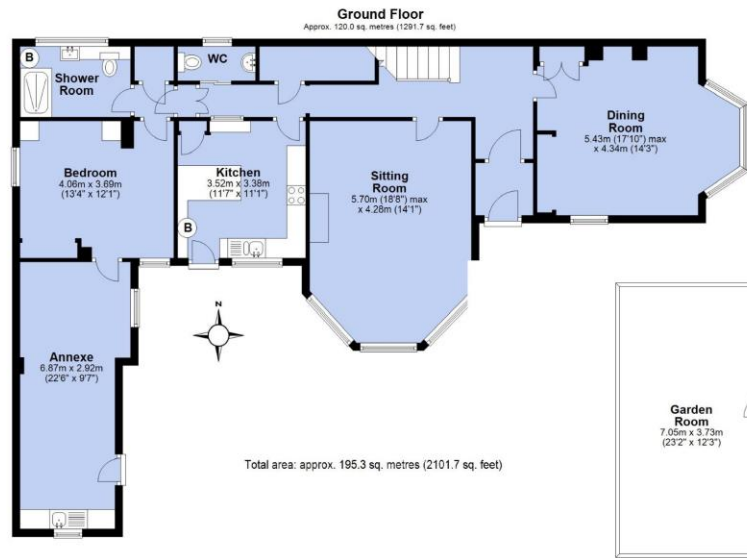
Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter and ferry port at Plymouth provide gateways to destinations 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 E
(Payable 2023/2024 £2606.68).







Energy Efficiency Rating	
Current	Possible
Very energy efficient - lower running costs	
A	7.2
B	
C	
D	
E	
F	
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.



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



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.