



**JOHN COUCH**
THE ESTATE AGENT

68 Marldon Road
Torquay Devon

£425,000 Freehold



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Torquay Devon TQ2 7EH

£425,000



In an excellent location this detached single storey three bedroom home with garage, parking and large gardens is now ready for a programme of complete re-furbishment

- Entrance hall ■ Cloakroom ■ Kitchen
- Sitting room ■ Conservatory
- 3 bedrooms ■ Bathroom
- Gardens ■ Garage

FOR SALE FREEHOLD

Built c1930 this home offers the opportunity for a new owner to upgrade and create a bespoke home to suit their own requirements. The house currently offers 3 bedrooms, bathroom, kitchen, sitting/dining room, sun room, cloakroom and integral garage, off-road parking and a south-facing garden.

LOCATION

Set within a popular residential area, the house is approximately 2.4 miles from the seafront promenade, some beautiful local beaches and most that Torquay has to offer. In the vicinity are local schools including the boys' and girls' grammar schools (subject to admissions rules) and Torbay Hospital. There is an abundance of shopping opportunities with a comprehensive range of high street names available at two retail parks close by. There are local buses on the doorstep with Torre station, the ring road and South Devon Highway all within easy reach.

INTERIOR

With visual reminders of its 1930s origins this has been a much loved home for many years but is now ready for a new chapter and for new owners to create a bespoke home to their own specification.

The current accommodation provides a fitted kitchen, living/dining room and sun room which overlook the south facing rear garden, 3 bedrooms a bathroom and a cloakroom. The garage is a later addition and has been conveniently linked to the house via the entrance hallway.

The home has lapsed planning permission for a dormer room which could provide a further bedroom and there is also space to extend laterally (subject to necessary planning permission being granted).

OUTSIDE

The property is approached over a tarmac driveway where there is room for parking and turning together with access to the garage and front door.

Adjacent to the property is a large south facing terrace and level lawn bounded by mature trees and shrubs, continuing with pathways leading through a wooded area to the rear boundary. The garden extends to just under a quarter of an acre.

AREA

Enviably 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, all enhanced by the marina and a good range of shops, galleries, cafes and restaurants. The area has many beaches with an array of water sports and fishing also available. 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, bowls, rugby, football and cricket available close by.

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.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Services have not been tested.

CURRENT PROPERTY TAX BAND D (Payable 2024/2025 £2232.85)

VIEWING BY APPOINTMENT ONLY

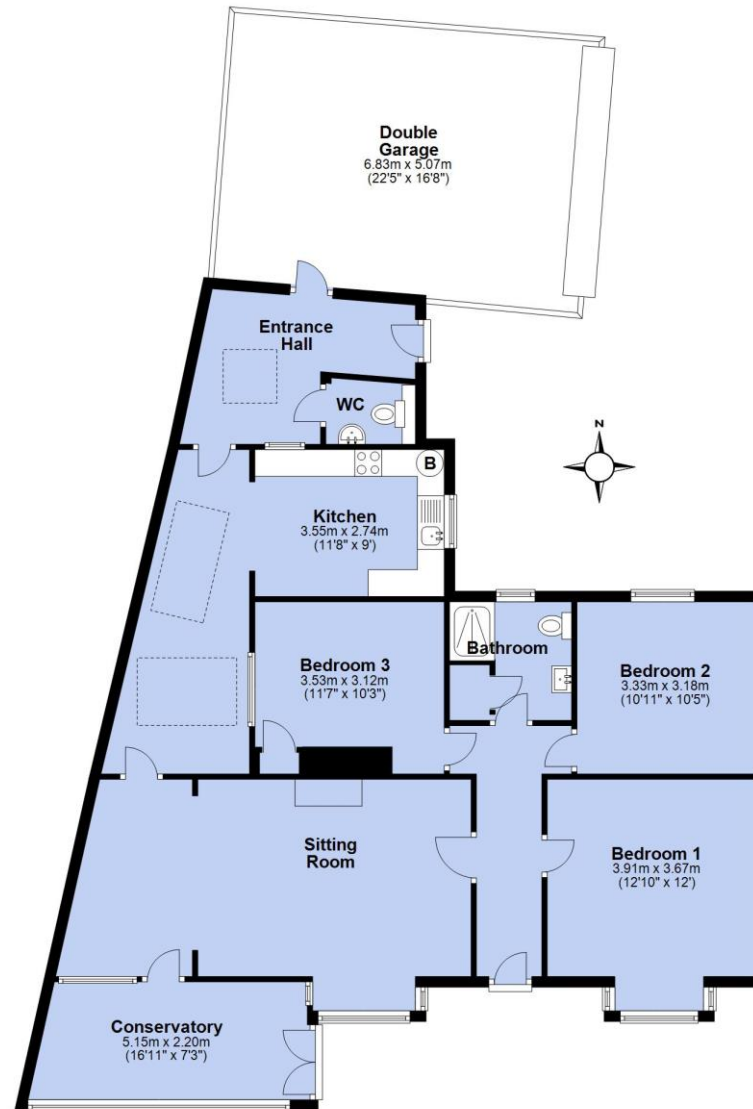






Ground Floor
Approx. 126.0 sq. metres (1355.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(95-100)		
B	(81-94)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		0	100



Total area: approx. 126.0 sq. metres (1355.7 sq. feet)

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.