



**JOHN COUCH**  
THE ESTATE AGENT

11 Kents Road  
Wellswood Torquay Devon

£335,000 Freehold



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Wellswood Torquay Devon TQ1 2NL

£335,000



The property offers an elegant period home, presented with tasteful interior style situated in the heart of Wellswood

Entrance vestibule n Entrance hall n Kitchen/dining room  
Drawing room n Cloakroom n Cellar/utility room  
3 bedrooms n 2 bathrooms  
Parking n Garden

#### FOR SALE FREEHOLD

Radiating warmth and harmony the property offers an elegant period home, presented with tasteful interior style. Inviting and tranquil, the accommodation has been carefully designed to maximise the use of space with living accommodation over three floors, the introduction of a sleek and modern kitchen and up to the minute bathrooms combining contemporary features with the classical accents of a Victorian house.

A covered and tiled verandah leads to the entrance porch and hallway. Features of the property include high coved ceilings, deep door architraves and deep skirting boards, with the ground floor accommodation having a drawing room with a deep bay window and marble fireplace, cloakroom with underfloor heating and a kitchen/dining room designed for family living and enjoyment of cooking and dining. The lower ground floor has a bedroom and shower room en-suite, with additional space currently used as an

office. The cellar space can be accessed from the office, providing a useful workshop/storage and access to the utility room with washer/dryer. The two principal bedrooms are to the first floor, each of the bedrooms have bay windows and original marble fireplaces with Victorian grates, the bathroom incorporating a Jacuzzi bath and large shower. The property is approached directly from Kents Road to the front garden which provides parking for at least three cars and has flower borders, to the side is a small area of lawn and garden shed.

Kents Road is to be found in the heart of Wellswood and is within just a few minutes walk of Ilsham Road with its village style ambience and amenities including specialist shops and restaurants. Ilsham Church of England Primary school and a well respected girls convent school are in the near neighbourhood, the beaches of Ansteys Cove and Meadfoot are easily reached by means of woodland and valley walks.

Bus services operate from Ilsham Road, with a more comprehensive service operating from the Babbacombe Road.

Surrounded by a stunning coastline, Torquay is a captivating town to call home, its natural beauty attracting both resident and visitor since its discovery as a tourist resort in the Victorian era. Tor Bay has a high degree of educational excellence recognised by OFSTED reports, health care is well represented by Torbay Hospital and the private hospital of Mount Stuart. As well as the beautiful coastal environment, opportunities exist for sporting and leisure activities, the sheltered waters of Tor Bay a mecca for water sports enthusiasts with a 440 berth marina providing a safe harbour. An out of town shopping centre has branches of well known stores, the town home to the lively waterfront with pavement bars and cafes offering alfresco dining. In addition to life by the seaside, Torquay has excellent communication links with access to the

VIEWING BY APPOINTMENT ONLY

inter city rail network at Newton Abbot having trains to London Paddington (fastest journey time 2 hours 35 minutes), Bristol and the North of England.

Covered and tiled veranda leads to the ENTRANCE PORCH Coved ceiling. Original door with stained and embossed glass opens to the ENTRANCE HALL Coved ceiling. Radiator in decorative cover. Door and stairs to lower ground floor.

DRAWING ROOM Bay window to the front. Marble fireplace fitted with an electric fire operated by remote control. Coved ceiling. Two radiators. A door to the side of the fireplace opens to a walk in storage area, underfloor heating, obscure double glazed window, door to :

CLOAKROOM Double glazed window to the front. Low level WC, wall mounted wash basin. Chrome ladder style heated towel rail. Dimplex wall heater. Underfloor heating.

KITCHEN/DINING ROOM Bay window to the side. Granite effect work tops extending to an island unit with white high gloss units beneath and over, incorporating a wine store. Integrated dishwasher, integrated fridge/freezer. Range style cooker with five ring gas hob, extractor over. Inset one and a half bowl stainless steel sink. Picture rail, coved ceiling, ceiling fan.

LOWER GROUND FLOOR From the entrance hall staircase descends to the lower ground floor.

OFFICE Built-in bookshelves, cupboard housing the electric meter. Door to UTILITY ROOM Plumbing for washing machine. Archway to CELLAR Power and light BEDROOM (3) uPVC sealed unit double glazed window to the rear. Inset ceiling lights. Radiator. EN-SUITE SHOWER ROOM Double glazed window. Fully tiled shower cubicle, unit with wash basin, mirror with feature lighting, WC. Inset ceiling lights. Duel fuel chrome heated towel rail. Underfloor heating.

FIRST FLOOR ACCOMMODATION From the entrance hall a gracious staircase rises to the half landing. High level window. Staircase continues to the first floor landing. Access to large loft.

BEDROOM (1) Bay window to the front. Marble fireplace with Victorian grate fitted with a living flame gas fire. Built-in double wardrobe, cupboards to either side, corner display unit. Coved ceiling, three wall light points. Two radiators.

BEDROOM (2) Bay window to the side. Marble fireplace, with Victorian grate and tiles. Built-in wardrobe with five doors. Picture rail, coved ceiling. Radiator.

BATHROOM Double glazed window to the side. Partly tiled walls. Panelled Jacuzzi bath, shower, unit with wash basin and cupboards, mirror with feature lighting, low level WC, large walk-in shower. Extractor fan. Duel fuel chrome heated ladder style towel rail. Ceiling spotlights. Electric wall heater.

OUTSIDE The property is approached from Kents Road, the garden to the front providing parking space with flower and shrub borders. To the side of the property is a small lawn with surrounding borders.

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

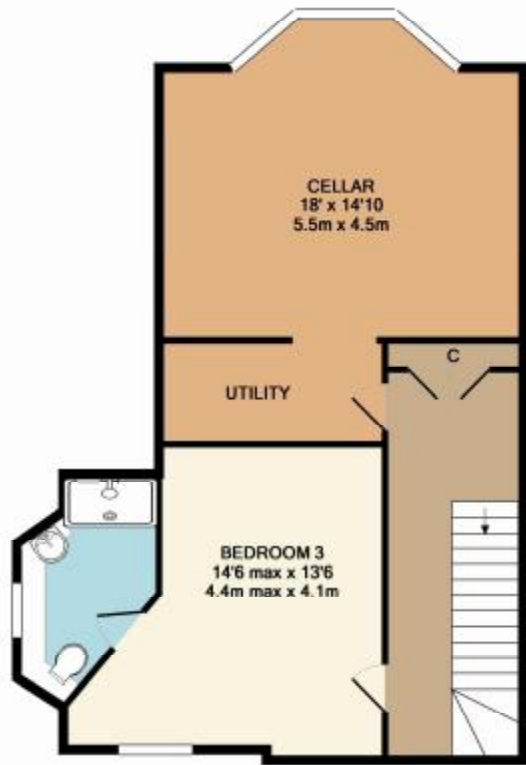
FIXTURES AND FITTINGS Only those mentioned in these particulars are included in the sale. All others, such as fitted carpets, curtains, blinds, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

CURRENT PROPERTY TAX BAND D  
(Payable 2013/2014 £499.48)

VIEWING By appointment with the Vendors Agents







LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 715 SQ. FT.  
(66.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 769 SQ. FT.  
(70.8 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 720 SQ. FT.  
(66.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2195 SQ. FT. (204.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrations for guidance only.  
Made with: Microsoft® EXCEL





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(102-100) <b>A</b>		
(81-91) <b>B</b>			(91-101) <b>B</b>		
(69-80) <b>C</b>			(79-89) <b>C</b>		
(55-68) <b>D</b>			(65-78) <b>D</b>		
(39-54) <b>E</b>			(50-64) <b>E</b>		
(21-38) <b>F</b>			(35-49) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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 effect your decision to buy, please contact us before viewing the property.