



**JOHN COUCH**
THE ESTATE AGENT

31 St Annes Road
Torquay Devon

£319,000 Freehold



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Torquay Devon TQ1 3NU

£319,000



A beautifully refurbished terraced Victorian house in a level location close to Babbacombe Downs with off road parking

Entrance porch ■ Open plan living room incorporating sitting room, dining room and kitchen
3 bedrooms ■ Bathroom
Paved courtyard ■ Off road parking to the rear for two cars

FOR SALE FREEHOLD

This charming Victorian home is convenient for local amenities, public transport and the Downs at Babbacombe. Now fully refurbished and reconfigured for modern living it has been re-plastered, re-wired and re-plumbed including a new boiler, two double bedrooms plus study/bedroom 3, newly fitted bathroom and kitchen, courtyard garden and two/three parking spaces.

LOCATION

St Anne's Road is very close to excellent local bus routes and amenities including cafes, restaurants, a pharmacy, beauty and hair salons, convenience store and boutique shops. Within a short stroll is Cary Park which is a lovely green space with bowling green, children's playground and public tennis courts and a little further are the Downs at Babbacombe with panoramic views into Lyme Bay and an array of cafes, pubs, hotels, a small theatre and famous cliff railway. More extensive facilities can be found in St Marychurch which is also home to Torquay Golf Club.

INTERIOR

The front door opens to a vestibule with a further door opening to the inner hallway which opens out into the open-plan living space. The dining area provides ample space for dining table and chairs and has double doors opening to the courtyard garden.

This room is open plan to the kitchen which sits to the rear of the house and has been newly fitted with an excellent range of units incorporating a fitted oven and hob with the sink under the window which overlooks the rear courtyard. There is space for fridge/freezer and plumbing and space for a washing machine and dishwasher. The sitting room is at the front of the house where a square bay window overlooks the roses in the bijou front garden.

Upstairs are three bedrooms and a bathroom. To the rear is a double room with built-in storage and views over the courtyard a second double bedroom has views to the front, the third room also at the front would be perfect as a study, nursery or dressing room. The newly fitted bathroom has a bath as well as a double-width walk-in shower.

OUTSIDE

To the front a wrought iron gate opens to a paved area where pretty roses have been planted against the front boundary wall. To the rear is a paved courtyard garden which is accessed from the dining room and would make an ideal area for al-fresco dining or relaxation. The parking is located off a lane that runs to the rear of the property from Reddenhill Road and where there is space for two/three cars.

AREA and COMMUNICATIONS

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. 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.

The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot, with the The South Devon Highway giving 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. New central heating system with radiators throughout.

CURRENT PROPERTY TAX BAND C (Payable 2024/2025 £1984.75) **MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom data).

VIEWING BY APPOINTMENT ONLY

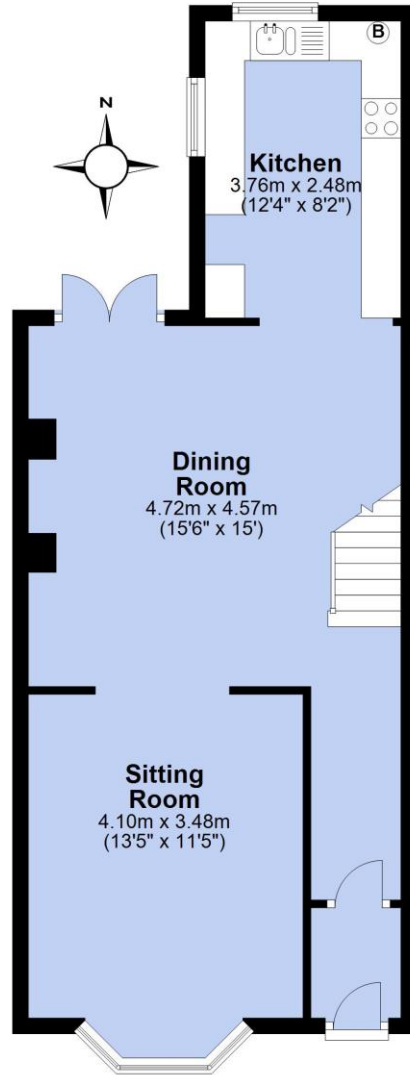






Ground Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



First Floor

Approx. 52.0 sq. metres (560.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-109	A		93
81-101	B		
65-80	C	15	
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive compliance			

Total area: approx. 103.3 sq. metres (1111.7 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.