



**JOHN COUCH**
THE ESTATE AGENT

1 Pengelly Way
Torquay Devon

£350,000 Freehold



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Torquay Devon TQ2 7FG

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An upgraded three bedroom house with well-laid out stylish accommodation, detached single garage, driveway parking and sunny south-facing courtyard style garden

- Sitting room ■ Kitchen/dining room ■ Cloakroom/WC
- Two double bedrooms ■ Single bedroom
- En-suite shower room ■ Family bathroom
- Garage ■ Parking ■ Sunny Garden ■ Sauna/Summerhouse

FOR SALE FREEHOLD

This semi-detached house was built approximately fifteen years ago with the architect taking consideration of its corner plot to produce an appealing internal design. The home has been upgraded with some quality features including bespoke kitchen and bathrooms and now provides a high quality home of understated elegance with garage, parking and an easy to maintain garden that incorporates a most attractive sauna/summerhouse.

LOCATION

Local facilities are close by at Barton with nearby retail parks providing a choice of major supermarkets and extensive range of popular high street stores. There are good local schools including the boys' and girls' grammar schools in the vicinity (subject to catchment rules) Torbay Hospital is also just a short distance away and there is a range of local buses with Torre Station approximately two miles distant.

Torquay with its many facilities, sandy beaches and seafront promenade are within just three miles and this location is also ideal for those needing to get out of town with the nearby by-pass creating a fast link with the Devon Expressway (A38).

INTERIOR

From the pathway a few steps rise to the front door which opens to a welcoming hallway where the French oak floors that cover the ground floor of the house indicate that this is very much a design-led home of superior quality.

The kitchen is located to the left side and has been planned with great attention to detail and with windows to both the front and rear it enjoys good natural light. Within the extensive range of wall and base units are a range of Bosch and Neff integrated appliances and there is even a boiling water tap.

The room has been planned to allow ample space for a dining table and chairs whilst the understairs cupboard provides additional storage.

The sitting room also spans the width of the house with windows to the front aspect and French doors opening to the back garden meaning the room is flooded with natural light throughout the day creating an uplifting atmosphere. This stylish room exudes calmness and provides good space for relaxation or for spending time with family and friends.

Returning to the hallway there is a contemporary cloakroom/WC and stairs rising to the first floor landing where there is access to the loft which we understand is boarded and has a pull-down loft ladder.

VIEWING BY APPOINTMENT ONLY

The principal bedroom is of irregular shape with a window to the front aspect and an en-suite shower room with window over the rear garden.

Bedroom two is also a double bedroom and there is a beautifully fitted family bathroom with adjacent linen cupboard. Completing the accommodation is a single bedroom which could easily be a home office or hobbies room.

OUTSIDE

To the side of the house is a driveway that provides parking for one car and leads to the single garage. A lockable garden gate provides convenient alternative access to the back garden.

The front garden has been designed with Mediterranean style plantings with potential for additional off-road parking within the gravelled area.

The back garden is a lovely suntrap area which has been enhanced with an attractive summerhouse/sauna and built-in seating.

The garden terrace is the perfect place for dining al-fresco whilst behind the garage is space for a small vegetable plot. The garden is a haven for relaxation and has been designed to be low maintenance.

AREA

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

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. The International Airport at Exeter provides a gateway 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.

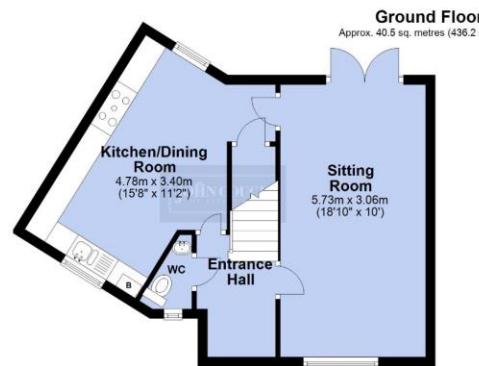
CURRENT PROPERTY TAX BAND C (Payable 2024/2025 £1984.75)

MOBILE PHONE COVERAGE 02, Vodafone EE and Three (Estimated Ofcom Data)

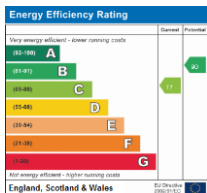
BROADBAND Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)







Total area: approx. 81.1 sq. metres (873.2 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.