



JOHN COUCH
THE ESTATE AGENT

Rock Cottage 4 Ashton Terrace
Torquay Devon

£375,000 Freehold



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A deceptively spacious and perfectly updated two bedroom Victorian terraced cottage with a large terrace in a Conservation area just moments from the amenities of Wellswood and close to local beaches and green spaces

- Updated Victorian Cottage in the heart of Wellswood
- Two reception rooms ■ Kitchen/dining room
- Two bedrooms ■ Family bathroom
- Garden terrace

FOR SALE FREEHOLD

Rock Cottage is a delightful period home that forms part of a small terrace of traditional Victorian cottages, with this property having been recently updated (2023) to provide modern conveniences whilst sensitively preserving the Victorian elements such as original cast-iron fireplaces and picture rails.

LOCATION

Ashton Terrace is a quiet cul-de-sac located just off Ilsham Road in the sought after Lincombes Conservation area where the vibrant local community creates a sense of well-being and belonging.

The excellent local amenities include a pharmacy, post office, French patisserie, delicatessen, convenience stores, salons, pub, cafes, restaurant, Church and School.

Within a short walk is Ilsham Valley and the nearby beaches at Meadfoot and Ansteys Cove, both of which have waterside cafes.

A comprehensive bus service operates from the nearby Babbacombe Road, with buses going to the harbourside in one direction and to St Marychurch and Babbacombe in the other.

INTERIOR

With a traditional layout the sitting room is located to the front of the house where the original cast-iron fireplace creates a cosy focal point (this is a working fireplace).

Following the hallway through the house the kitchen/dining room has been recently refitted and has large built-in storage cupboards, one which is fitted out as a pantry and the other provides the perfect place for a washing machine and utility storage.

Once again an original working fireplace adds character to the room with a window overlooking the garden terrace providing good natural daylight.

At the end of the hallway is a study/home office which would work equally well as a second sitting room. This room has a large window framing views over the neighbourhood and a door opening to the terrace.

Returning to the hallway the staircase rises to the first floor where there is access to the loft space which has been boarded to provide additional storage.

The principal bedroom is surprisingly spacious with two double-glazed sash windows overlooking the front aspect, an original fireplace and a wall of built-in cupboards and storage.

VIEWING BY APPOINTMENT ONLY

Bedroom two is a single room overlooking the garden terrace and surrounding area, with a built-in cupboard for storage, there is also a charming cast-iron fireplace.

Completing the accommodation, the family bathroom has a sash window providing light and ventilation and is fitted with a Victorian style claw foot free-standing bath with a shower attachment.

OUTSIDE

To the front of the house is a small area of garden with a path leading to the front door. To the rear is a terrace that provides views over the neighborhood and enjoys a good deal of afternoon sunshine, making it perfect for relaxation and al-fresco dining.

Limited on-road parking directly outside.

NOTE The garden terrace sits above a neighbouring property in Cleve Terrace and whilst it is not in the ownership of Rock Cottage we understand that it does have full right of use with permission granted for the decking.

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era.

The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina.

The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round events including music and arts festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

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, drainage, gas and electricity are all connected, subject to the necessary authorities and regulations.

Gas fired central heating boiler with radiators. Electric underfloor heating to hall, kitchen, study and bathroom. Working open fireplaces in the kitchen and sitting room.

CURRENT PROPERTY TAX BAND C (Payable Torbay Council 2025/26 £2079.86)

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)



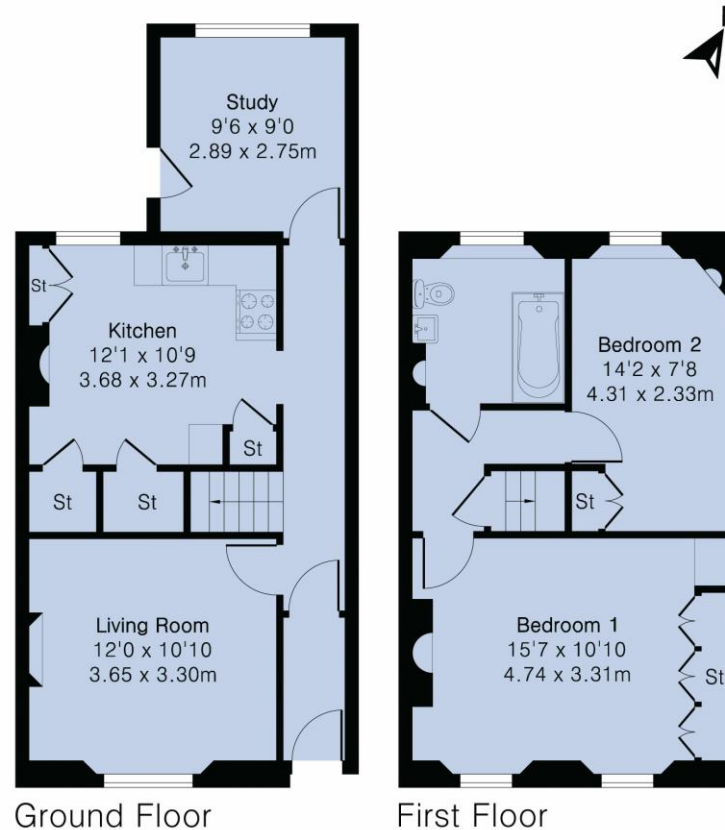


Approximate Gross Internal Area 885 sq ft - 82 sq m

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 398 sq ft – 37 sq m

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		84	
(81-91) B			
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
WWW.EPC4U.COM			



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



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



Zoopla rightmove



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.