



**JOHN COUCH**
THE ESTATE AGENT

44 Museum Road
Torquay Devon
£430,000 Freehold



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Torquay Devon TQ1 1DW

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A stylishly updated end of terrace town house with four bedrooms, two bathrooms, driveway parking, conservatory, easy to manage courtyard style gardens to front and rear and lovely open views

- Convenient for harbourside and town
- Sitting/dining room ■ Kitchen ■ Utility room ■ Conservatory
- Four bedrooms ■ Two bathrooms ■ Cloakroom/WC
- Driveway parking ■ Terraced courtyard gardens

FOR SALE FREEHOLD

This reconfigured and updated end of terrace home is part of a small development built c1974 to provide smart town houses in a location convenient for the amenities of town and the harbourside. The principal accommodation is laid out over two main levels and at driveway level the conversion of the integral garage provides additional flexible accommodation.

LOCATION

Museum Road, named after the adjacent Victorian Museum, is a quiet no-through road, in an elevated position sitting above the harbour and within the Torquay Harbour Conservation area. The top end of the road is unadopted and there is no vehicular access beyond house although there is excellent pedestrian access to the harbourside, marina and many facilities of the town.

On the nearby Babbacombe road buses run to Paignton and beyond in one direction and to Babbacombe in the other.

From the harbour area the sea front promenade leads to the beach at Abbey Sands with a superb choice of cafes and restaurant dotted along the waterfront. Once the sun sets, the enticing waterfront illuminations, al-fresco dining, live music and theatre bring the promenade and harbour area alive.

INTERIOR

From the front drive a flight of turned steps rises to the front door which opens to a hallway which is presented in a stylish contemporary style that prevails throughout the home.

The living room spans the length of the house and is currently configured with a dining area at the rear overlooking the garden and with the southerly aspect having a canted bay window and space for comfortable furniture to be set around the decorative fireplace. There are lovely views across the surrounding hillsides towards the harbour area.

The modern kitchen has been well laid out and has a range of integrated appliances and a convenient serving hatch to the dining area.

A door opens directly into the lovely conservatory that has windows all around and sliding doors opening to the garden terraces. Returning to the hallway is a cloakroom/WC and a turned staircase that rises to the first floor where there are three bedrooms.

The principal bedroom has a double built-in wardrobe and overlooks the front of the house where there are lovely open views.

The two remaining bedrooms also have built-in storage cupboards; one overlooks the rear garden and the other has views to the south west aspect at the front with a little peep into the bay.

Completing the accommodation at this level is a well fitted family bathroom.

VIEWING BY APPOINTMENT ONLY

From the entrance level a staircase descends to the lower level which is currently configured to provide a boot room, utility room, bathroom with shower and a large bedroom with doors overlooking the charming front courtyard garden.

This flexible accommodation would work well as guest accommodation or could be suitable for a dependent relative.

OUTSIDE

The house is approached from Museum Road across a driveway that provides parking for several cars with a pretty paved courtyard garden perfectly angled to catch the afternoon sun. There is a large lockable bin store and steps with a wrought iron handrail rise to the entrance terrace.

To the rear of the house the delightful terraced garden is accessed through the conservatory where a path and steps lead to a terrace designed to capture the afternoon sunshine providing the perfect spot for enjoying sundowners. The gardens have year round interest and are designed for ease of maintenance.

To the side of the house is a useful lean-to storage area which is ideal for storing garden paraphernalia and to the rear of the garden a lockable gate opens to Braddons Hill Road.

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 arts events including music 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 where fast trains to London Paddington can take under three hours. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach. The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing a gateway to destinations further afield.

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

CURRENT PROPERTY TAX BAND D (Payable Torbay Council 2025/26 £2339.84)

MOBILE PHONE COVERAGE O2, Vodaphone EE and Three (Estimated Ofcom Data)

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













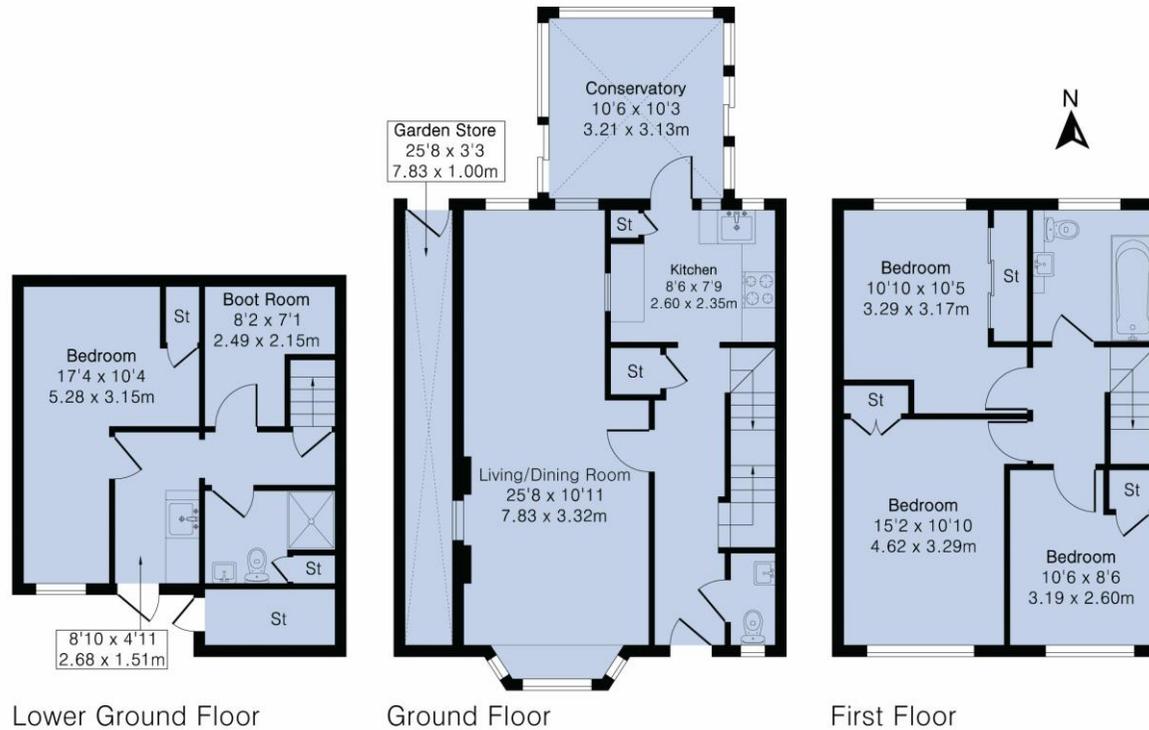
Approximate Gross Internal Area 1490 sq ft - 138 sq m

Lower Ground Floor Area 345 sq ft – 32 sq m

Ground Floor Area 680 sq ft – 63 sq m

First Floor Area 465 sq ft – 43 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	86
England & Wales		EU Directive 2002/91/EC	



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.



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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.