



**JOHN COUCH**
THE ESTATE AGENT

Bingfield 7 Bingfield Close
Torquay Devon
£495,000 Freehold



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A detached reverse level house offering spacious and flexible accommodation with sea glimpses from the south facing sun terraces, courtyard style gardens, large garage and excellent off-road parking

- Sitting/dining room ■ Kitchen ■ Garden room
- Two double bedrooms ■ Shower room ■ Large cloakroom/WC
- Some sea views ■ Terraces and courtyard gardens
- Utility room ■ Large garage ■ Driveway parking and turning area

FOR SALE FREEHOLD

Bingfield Close was developed on the site of a Victorian Villa during the 1970's with this property believed to have been established from an original coach house on the site. The property is presented in very good condition and has the potential for the new owners to create a bespoke and unique home.

LOCATION

Set within the Warberries Conservation Area this location is sought after for its period architecture, quiet ambiance, proximity to the harbourside and the facilities of the town. Close by is the village style community of Wellswood with its shops, pub, church and restaurants and there are local buses within the immediate vicinity. A short distance away are the green open spaces of Stoodley Meadow and Ilsham Valley with local beaches at Anstey's Cove and Meadfoot.

DETAILS

Gates provide access to a large courtyard where the front door opens to the hallway and bedroom two can be found to the left side. This large double room has a built-in cupboard, south facing picture window and a glass panelled door opening to the front courtyard. The principal bedroom has three large windows overlooking the front courtyard and a range of built-in wardrobes. In the corner of this room is a wheelchair lift to the first floor. Completing the ground floor accommodation is a large shower room, plus a linen cupboard and additional understairs cupboard.

Stairs rise to the first floor where there is a modern white kitchen with integrated appliances and stylish contrasting countertops. A large picture window gives some sea views and there is a glass panelled door opening to a large terrace with stainless steel and glass balustrade.

Adjacent to the kitchen is a garden room with corner windows and a glass panelled door opening to the large terrace. This room is a peaceful haven from which to enjoy the available sunshine, views over the garden and immediate area.

The spacious sitting/dining room is thought to have been designed as two rooms but these are now connected by an open archway with the layout providing a natural area for a dining table and a further space for comfortable furniture to be set in front of the fireplace. Large picture windows allow the flow of natural daylight and provide views towards the coast and surrounding area. A small section of the floor in the corner of the room opens when the lift arrives at this level.

Returning to the landing, is a large cloakroom/WC which has a range of fitted cupboards.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

A really delightful aspect of Bingfield are the outside areas which present as a series of south-facing courtyard style rooms and terraces. From the driveway gates open to an enclosed paved entrance courtyard which is a sheltered area offering a great deal of privacy.

From both the kitchen and garden room doors open to the upper terrace which is the perfect spot for outside dining or entertaining. A pathway from this terrace leads to a series of courtyard areas with established shrubs and plantings, gravel gardens and quiet spaces for contemplation.

The sunken courtyard is very private and would be an ideal place to position sun-loungers. The gardens are a real feature of the property and we believe were part of the original gardens to the Victorian villa that was on the site. A pathway to the side of the house leads to steps that rise to a lockable gate that opens to Middle Warberry Road.

At the head of the close the driveway allows for parking and turning and gives access to a large garage. The garage was built as a double garage but has been sectioned off internally to provide a lockable store room which could be dismantled to revert to just garage parking.

Attached to the garage is a utility room with sink and window. This can be accessed internally from the garage or front courtyard area.

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 F (Payable 2024/2025 £3225.23)

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

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



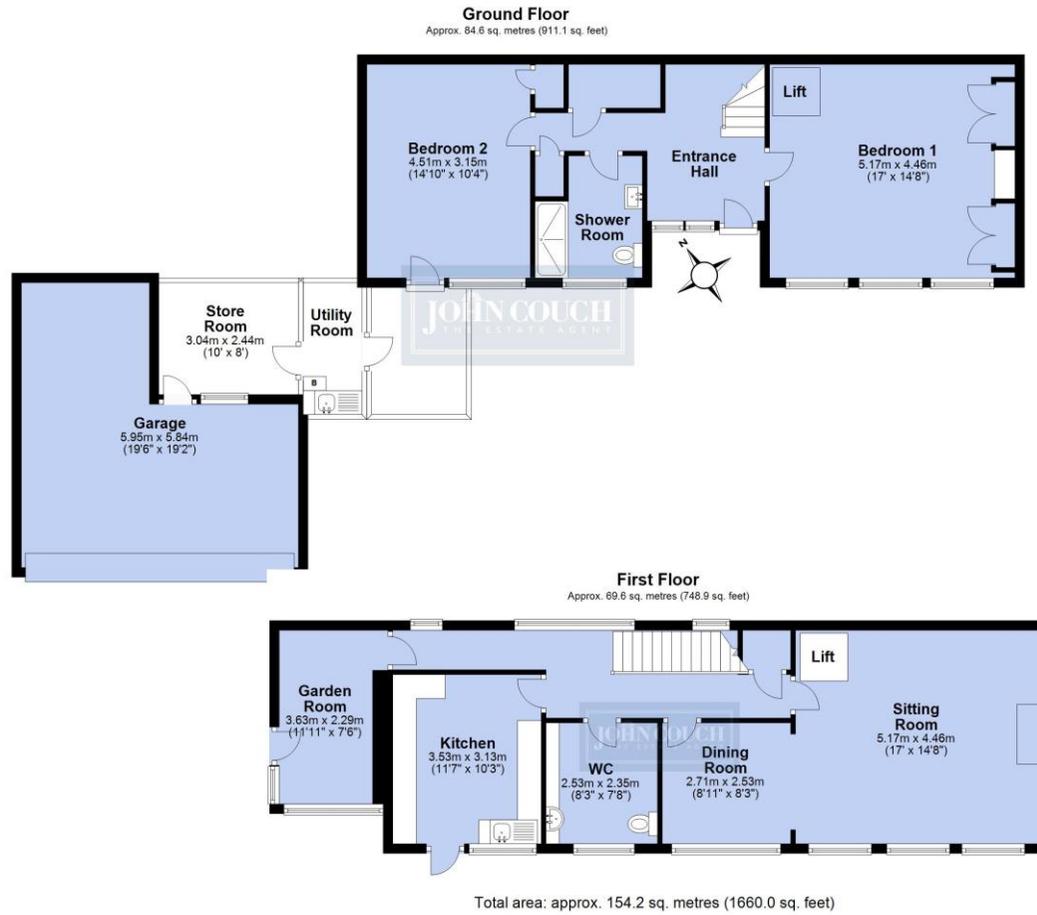












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.