



JOHN COUCH
THE ESTATE AGENT

Mayfield Meadow Road
Torquay Devon

£800,000 Freehold



Mayfield Meadow Road Torquay Devon TQ2 6PR

£800,000



Individual in style and design, Mayfield offers a distinctive home, sitting in beautiful, well maintained gardens, enjoying views, to the front aspect looking towards Tor Bay

Entrance porch ■ Entrance hall ■ Cloakroom ■ Dining room
Lounge ■ Kitchen ■ Breakfast room ■ Laundry/utility room
4 bedrooms ■ En-suite bathroom ■ Bathroom
Single garage ■ Car port ■ Store room ■ Gardens

FOR SALE FREEHOLD

Individual in style and design, Mayfield offers a distinctive home, set in a unique residential location. It sits in beautiful, well maintained gardens, planted with a profusion of mature flowering shrubs and plants, sheltered from prevailing winds and capturing views, from the front terrace, looking towards Tor Bay.

The accommodation is arranged over mezzanine levels, with windows and doors overlooking and opening to the gardens on each floor. Incorporating a lounge and dining room, the main reception rooms open to terracing on two sides, the dining room taking in panoramic views over the surrounding area towards the sea. A well-appointed kitchen/breakfast room overlooks and opens to the rear garden, a large laundry/utility room, study/bedroom (4) and cloakroom completing the living area. A short, easy flight of stairs rises to the bedroom accommodation, the principal bedroom taking in the views looking towards Tor Bay. Bedroom two opens to the rear garden, bedroom three to the front.

The accommodation concludes with an en-suite bathroom and separate family bathroom. A large car port gives access to a storage area and to the garage.

Meadow Road is reached from Old Mill Road and sits between Cockington Lane and Seaway Lane. Its location is well placed for the sea front and beach and for Cockington Valley where woodland walks lead to the picturesque thatched village and country park.

Local shops and amenities including a doctors surgery, dental practice and veterinary surgeon can be found at both Walnut Road and Old Mill Road, with two primary schools (subject to catchment ruling) under a mile distant. Torquay railway station is also in the neighbourhood.

With breathtaking sea views and a stunning coastline, the natural beauty of Torquay is undeniable.

The lively waterfront of Torquay harbourside is home to Torquay Marina and waterfront pontoon berthing, the sheltered waters of Tor Bay ideal for water sports enthusiasts. The town has a high degree of educational excellence, hospital care, shopping and dining opportunities, with communication links including access to the inter-city rail network at Newton Abbot and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Covered **ENTRANCE PORCH** Velux skylight. Automatic night lights. Pine clad ceiling. Steps to hardwood front door, double glazed side panels, into **ENTRANCE HALL** High coved ceiling. Sky light. Two radiators.

CLOAKROOM Vanity unit with Corian top, inset wash basin, mixer tap, cupboards beneath, large wall mirror, WC with concealed cistern. Coved ceiling, inset ceiling lights. Radiator. Access to loft.

VIEWING BY APPOINTMENT ONLY

STUDY/BEDROOM (4) High coved ceiling. Extensively fitted with office furniture including a large desk top, cupboards beneath, shelving with cupboards beneath. Radiator.

DINING ROOM Double glazed window to the front garden taking in views over the surrounding area looking into Tor Bay, double glazed sliding door, side panel, opening to the front terrace with electrically operated remote controlled awning. Cathedral style coved ceiling, four wall light points. Two radiators. Door to kitchen. Four steps descend to:

LOUNGE Sliding door, side panel, opening to a pergola, large double glazed window overlooking the garden to the front, small double glazed window to the rear garden. Cathedral style coved ceiling. Raised hearth in polished marble, coal effect fire, alcove with shelving. Three wall light points, picture light point. Two radiators.

KITCHEN Double glazed window to the rear garden. Work tops to three sides, units beneath and over, tiled surrounds, display cupboard. Inset stainless steel one and a half bowl sink, mixer tap. Four ring Neff induction electric hob, extractor hood over, built-in split level AEG electric oven. Built-in dishwasher. Space for upright fridge/freezer. Ceiling spotlights, two light tubes. Door to utility room. Archway to breakfast room.

BREAKFAST ROOM Double glazed sliding door, side panel, overlooking the garden. Padded corner seating on two sides. White painted curved corner shelves. Radiator.

LAUNDRY/UTILITY ROOM Double glazed window overlooking the garden.

Work tops on two sides, units beneath and over, tiled surrounds. Inset single drainer stainless steel sink, mixer tap, plumbing for washing machine, space for tumble dryer. Fitted cupboard with sliding door housing the wall mounted gas fired central heating boiler, programme control and lagged copper cylinder, immersion heater. Coved ceiling. Part glazed door to the garden with cat flap.

From the reception hall steps with handrails lead to **UPPER FLOOR BEDROOM LEVEL** Access to loft. Linen cupboard with automatic light. Coved ceiling. Radiator.

BEDROOM (1) Double glazed window with views over the surrounding area to the hillsides of Cockington Valley and across Tor Bay towards Brixham, double glazed window to the side, light proof blinds. Built-in furniture comprising two double and two single wardrobes, dressing table, chest of drawers, glass top, display shelves. Coved ceiling. Two radiators. **EN-SUITE BATHROOM** Two double glazed windows, obscure glass, light proof blinds. Fully tiled walls. Panelled bath, handles, mixer tap, vanity unit with twin wash basins, mixer taps, cupboards beneath, wall mirror, strip light/shaver socket, bidet, close coupled WC, shower cubicle. Coved ceiling. Tiled floor. Two radiators.

BEDROOM (2) Hardwood double glazed sliding patio door, side window, light proof blinds, opening to the rear garden. Three fitted double wardrobes, chest of drawers, cupboards over. Coved ceiling. Radiator.

BATHROOM Double glazed window, obscure glass. Fully tiled walls.

Panelled bath, handles, mixer tap, recently installed shower over, vanity unit with wash basin, cupboards beneath, mirror over, strip light/shaver socket, shower cubicle, smoked glass door with side panel, plumbed electric shower, close coupled WC. Coved ceiling, light tube. Radiator.

BEDROOM (3) Double glazed window with views over the surrounding area looking across Tor Bay, light proof blinds. Two double fitted wardrobes, centre chest of drawers, cupboard and bevelled mirror over. Coved ceiling. Radiator.

OUTSIDE A wide tarmac drive from Meadow Road leads to the property and to the parking area. **SINGLE GARAGE** with up and over wooden door, four frosted glass panes, fitted shelves, power and light. Wall mounted fuse box, water meter. **CAR PORT** Sky light. Recess for bin storage, brick paved floor, wall mounted electric and gas meters. Door to **STORE ROOM** with light and shelves. The property is surrounded by attractive mature landscaped gardens with solar powered lights, lawns, natural stone retaining wall, flower beds and borders rising to the rear boundary. A wisteria clad pergola is accessed from the lounge, a terrace to the front reached from the dining room. Aluminium framed greenhouse with electricity. Water butts, tool shed. **OUTSIDE WC** with low level suite, wall mounted wash basin, electric hot water heater.

SERVICES Mains water, electricity gas and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. **CURRENT PROPERTY TAX BAND G** (Payable 2019/2020 £3003.07). **VIEWING** By appointment with the Vendors Agents



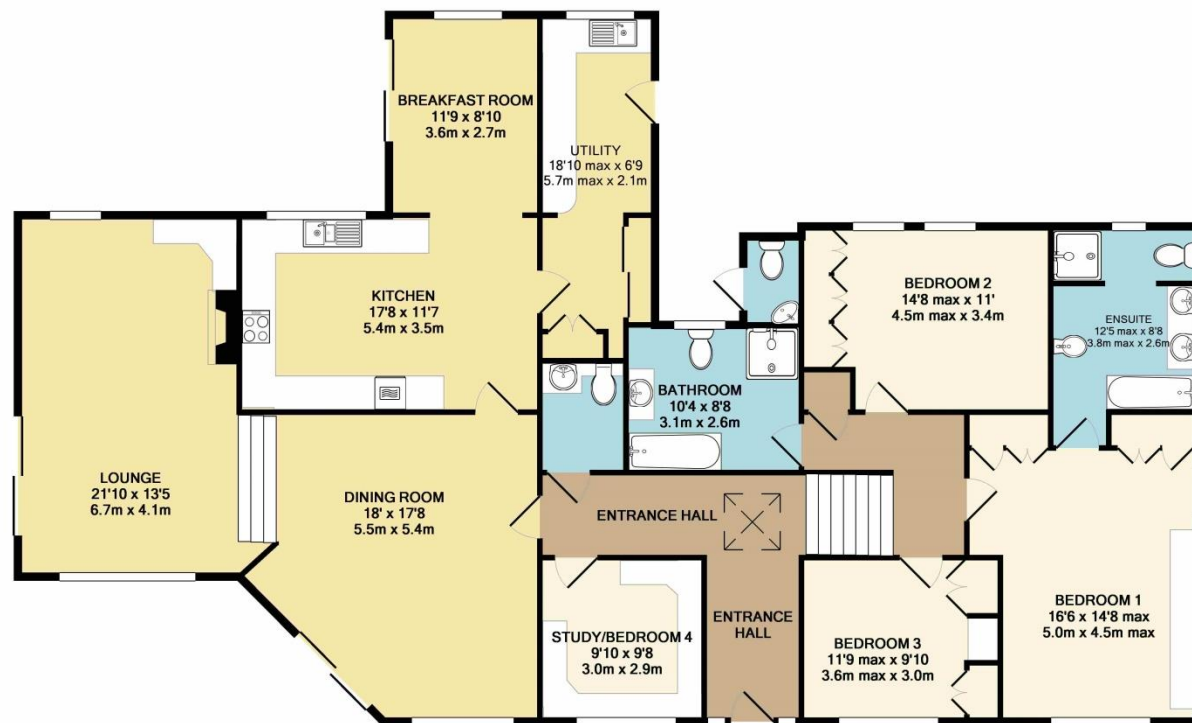




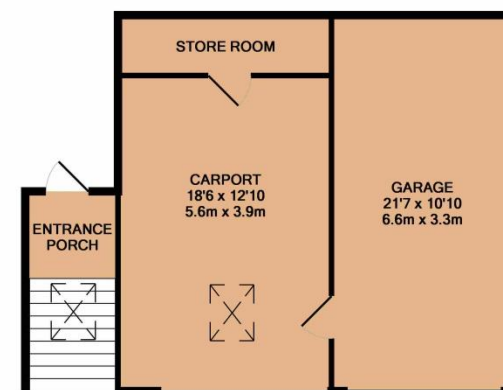






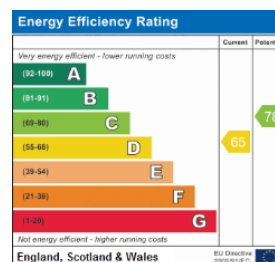


GADEL LEVEL
APPROX. FLOOR
AREA 2041 SQ.FT.
(189.7 SQ.M.)



ENTRANCE LEVEL
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2619 SQ.FT. (243.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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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 effect your decision to buy, please contact us before viewing the property.