JOHN COUCH
THE ESTATE AGENT

16 Peasland Road
Torquay Devon

£465,000 Freehold

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A traditional home on one level that offers versatile accommodation with four double bedrooms, excellent living spaces, large boarded loft, in and out driveway, garage and garden with storage sheds

- Single storey home upgraded and extended
- Flexible living spaces
- Four bedrooms
- Family bathroom
- En-suite shower room
- Utility
- Cloakroom/WC/Shower
- Garage
- Driveway parking
- Gardens
- Sheds
- Solar panels

FOR SALE FREEHOLD
Thought to have been built in the 1960s this home has been updated and extended over the intervening years to provide a spacious home on one level. The accommodation offers the opportunity to extend into the large loft space, which has a Velux style window (subject to any planning constraints).

There are private sunny gardens with three storage sheds and a wood store. A garage provides secure parking with an in-and-out driveway for easy off-road parking, solar photovoltaic panels on the roof assist with energy costs.

LOCATION
Peasland Road is in a level location in Watcombe Park which is a friendly and sought-after residential community on the edge of Torquay.

In the immediate area there are local schools (subject to catchment rules), and a variety of shops and bus routes. St Marychurch is close by and provides more extensive facilities including doctors, dentists, supermarkets, bakers and pharmacy, it is also home to Torquay Golf Club. Babbacombe Downs are also close by where there are cafes with sea views, pubs, hotels and a small theatre.

The beach at Oddicombe is accessible by path or via the famous cliff railway and to the southern end of the Downs the famous Cary Arms has a waterside terrace perfect for al fresco dining.

This location is convenient for the out-of-town shopping facilities at the Willows and also for Torbay Hospital. Brunel Woods are easily accessed providing lovely trails and footpaths for walkers. There is easy access to the coast with nearby beaches at Watcombe and Maidencombe which also has a thatched pub and beach café.

INTERIOR
The front door opens to the welcoming reception hall from where all the accommodation flows. At the end of the hallway a door opens to the living spaces with the dining room opening to the large kitchen/breakfast room which is at the rear of the plan.

This expansive room has been naturally divided to provide space for a large refectory style table to be placed in front of the patio doors leading to the garden. The kitchen is fully fitted with an excellent range of wall and base units that incorporate some integrated appliances with worktops separating the kitchen from the dining area providing a breakfast bar for casual dining.

From the kitchen a door opens to the utility room, which is plumbed for laundry appliances, there is also a separate cloakroom/WC.

VIEWING BY APPOINTMENT ONLY

The utility room opens directly into the garage and from here there is access to the lean-to store which runs the full length of the property.

Returning to the hallway is a newly fitted family bathroom with the bedrooms accessed from an inner hallway. To the front of the house are two double bedrooms with the remaining two bedrooms overlooking the gardens to the rear. The principal bedroom has fitted furniture, including a wall of wardrobes and there is an en-suite shower room.

From the inner hallway there is access to the boarded loft space which has a pull-down ladder, and Velux window.

OUTSIDE

An in-and-out driveway provides parking for several cars and gives access to the single garage. The gardens are principally to the rear of the house and offer a great deal of privacy with two terraces providing space for relaxation and a level lawn for recreation. The gardens have been laid out for ease of maintenance and face south enjoying maximum sunshine. The garden has three sheds and there is also a purpose-built log store.

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.

Tor Bay 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.

Torquay has many schools with an independent school at St Marychurch, and a good selection of primary and secondary schools around the bay including grammar schools in both Torquay and Churston (subject to catchment area and entry rules).

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 Plymouth and Exeter.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. The cloakroom/WC can utilise rainwater harvesting or be switched to mains water. Gas fired central heating with radiators supplemented by a log-burning stove. Solar Photovoltaic panels on the roof feeding into the grid.

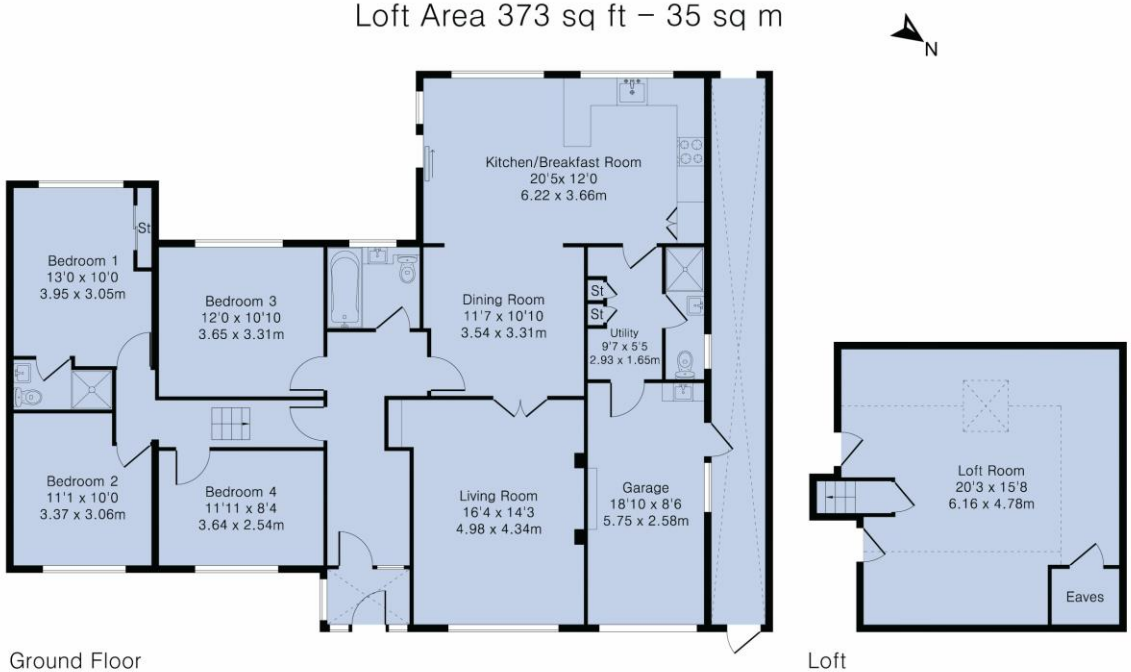
CURRENT PROPERTY TAX BAND E (Payable Torbay Council 2025/2026 £2859.80)

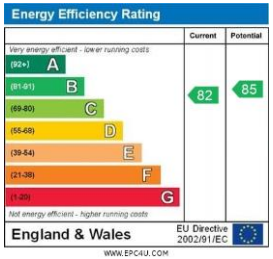
MOBILE PHONE COVERAGE 02 and Vodafone, Three and EE (Estimated Ofcom Data)
BROADBAND Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data

Approximate Gross Internal Area 1945 sq ft - 181 sq m

Ground Floor Area 1572 sq ft – 146 sq m

Loft Area 373 sq ft – 35 sq m





PINK PLAN

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RICS Certified Property Measurer

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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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