



**JOHN COUCH**  
THE ESTATE AGENT

Brookfield Brooklands Lane  
Torquay Devon  
**£625,000 Freehold**



Brookfield Brooklands Lane  
Torquay Devon TQ2 6PH

£625,000



A detached home ideal for family living with four bedrooms, additional study/hobby room, off road parking and large garden situated in a quiet residential area

Entrance hall ■ Kitchen ■ Dining room  
Sitting room ■ Family/bedroom (4) ■ Cloakroom  
3 bedrooms ■ En-suite shower room ■ Bathroom  
Study/hobbies room ■ Gardens ■ Summer house ■ Off road parking

#### FOR SALE FREEHOLD

This deceptively spacious home has good flexible accommodation and delightful gardens providing areas perfect for both relaxation and play. Located in the sought after area of Chelston, and within easy reach of the sea front, local amenities and a bus route.

#### POSITION

Set on a peaceful lane in the heart of the residential area of Chelston, Brookfield is within a few minutes' walk of the village communities of Walnut Road and Old Mill Road with church, school, pub, restaurant, cafes, shops and GP and dental surgeries.

Cockington country park is also nearby with its famous thatched cottages, pub, tea garden and a 450 acre county park which can be explored through a network of paths and cycleways, including a delightful water meadow path to the seafront. The house is approached across a stone terrace, from the parking area, where a few steps rise to the double-glazed front door.

#### INTERIOR

From the light filled hallway double doors lead to the family room/bedroom four which has a side window and double-glazed door to the front terrace and garden.

A spacious cloakroom with WC and basin also has a double wardrobe style cupboard.

The hallway leads to the large kitchen/dining room which is naturally divided by a peninsular breakfast bar. The kitchen is fully fitted with a range of wall and base units and has integrated appliances including double oven, electric hob, extractor fan, dishwasher and fridge/freezer.

VIEWING BY APPOINTMENT ONLY

The dining area has lovely open views and ample space for a dining table and chairs. Within this area there is also a cleverly concealed secret staircase which leads to the large loft room which has three Velux windows and would make a superb home office or hobbies room.

From the hallway stairs descend to the lower level where the principal bedroom has a door leading to the garden, a walk-in wardrobe and en-suite shower room. Bedroom two also has views and door to the garden whilst the third bedroom is double aspect with windows to the side and front aspect. There is a large family bathroom with both bath and shower and large basement storage room.

### **OUTSIDE**

Accessed from the lower level the large gardens are a delightful feature and surround the house. There are terraces for relaxation, decked areas overlooking the garden and areas that catch the morning sun or provide the perfect place for a sundowner.

A summer house is a pleasant feature and several lawned areas perfect for more energetic pursuits. The boundaries are filled with mature shrubs and trees providing year-round interest and colour.

### **AREA**

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a delightful array of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available.

Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, rugby, football and cricket available close by.

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.

**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** E (Payable 2023/2024 £2606.68).

**VIEWING** By appointment with the Vendors







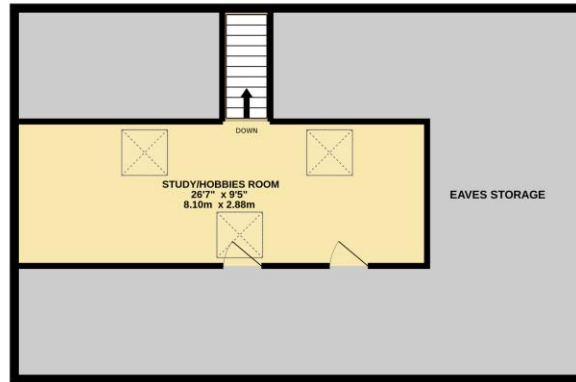






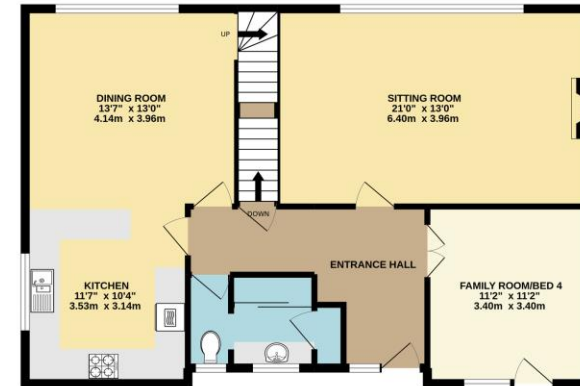


1ST FLOOR

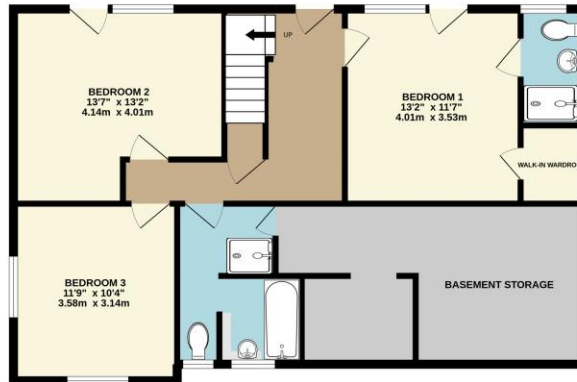


Energy Efficiency Rating		Current	Potential
Net energy efficient - lower running costs			
105-100	A		93
91-81	B		
69-55	C	75	
45-48	D		
29-34	E		
15-28	F		
7-10	G		
Net energy efficient - higher running costs			
England, Scotland & Wales		EU Directive EN15193	

GROUND FLOOR



LOWER GROUND FLOOR



TOTAL FLOOR AREA : 2156sq.ft. (200.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.