



**JOHN COUCH**
THE ESTATE AGENT

Glenthorne Lower Warberry Road
Torquay Devon

£595,000 Freehold



Glenthorne Lower Warberry Road Torquay Devon TQ1 1QP

£595,000



Glenthorne is a detached home in a much sought after location, providing extended living accommodation, three bedrooms, fine gardens and a southerly aspect

Entrance hall ■ Cloakroom ■ Kitchen/breakfast room
Utility ■ Sitting room ■ Dining room
3 bedrooms ■ En-suite shower room ■ Bathroom
Garage ■ Gardens

FOR SALE FREEHOLD

Built during the late 1970s on the site of a Victorian Villa from which this house takes its name, Glenthorne enjoys a sunny southerly aspect with views across the landscaped gardens to the hillside beyond. The house has been extended and updated over the years and now offers a comfortable home in an accessible location.

Approached over a brick-paved driveway the accommodation is traditionally arranged over two floors. To the ground floor is a cloakroom and WC and to the front of the house a kitchen/dining room.

The kitchen is well planned with units to three sides incorporating integrated appliances and there is ample space for a table and chairs for day-to-day dining. A door opens to a rear hallway where there is access to a utility room with space for laundry appliances, a further door gives convenient access into the rear of the garage. The dining room overlooks the verdant back garden and is perfect for formal dining. The sitting room has large windows flooding the room with natural light and double doors open to a decked terrace bringing the outside in. This room has a gas effect fire and provides a comfortable space for relaxation.

A turned staircase rises to the upper landing which enjoys good natural light. To the front is a double bedroom with ensuite shower room, to the rear is another double bedroom with views over the garden and surrounding area, a single bedroom enjoys the same views. Completing the accommodation is a family bathroom.

OUTSIDE

To the front is a brick-paved driveway that provides parking for two cars and leads to a small double garage with automated door. From the back of the garage a door allows direct access into the house. Glenthorne is screened at the front by a mature conifer and there are some raised beds with well established shrubs.

VIEWING BY APPOINTMENT ONLY

To the rear is a delightful, landscaped garden which is accessed either from the gated pathway from the front drive or from the living room via double doors. Adjacent to the house is a decked terrace which is a lovely private area to dine al-fresco whilst enjoying the views over the garden. There are many specimen shrubs and plants giving year-round interest and colour along the borders and the garden unfolds as the lawn slopes away with a discreetly placed garden shed providing storage.

POSITION

Set within the Warberries Conservation area, Glenthorne is on a local bus route, close to the harbourside and nearby village community of Wellswood, with its church, school, pub, restaurants, cafes and shops. From Wellswood the road winds gently through Ilsham Valley towards Meadfoot Beach where you will find parking and a beach cafe, and the stunning Regency crescent of the Osborne Hotel with a sun terrace open to the public, offering views over the beach to Thatcher Rock.

Nearby Babbacombe road offers bus services to the harbour and town in one direction and to St Marychurch and Babbacombe in the other.

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.

COMMUNICATIONS

The excellent communication links include a direct rail service to London Paddington with excellent inter-city connections at Newton Abbot. The South Devon Highway makes access into the bay easy and there are good road links to the vibrant cities of Plymouth and Exeter. An international airport at Exeter is the gateway to destinations further afield.

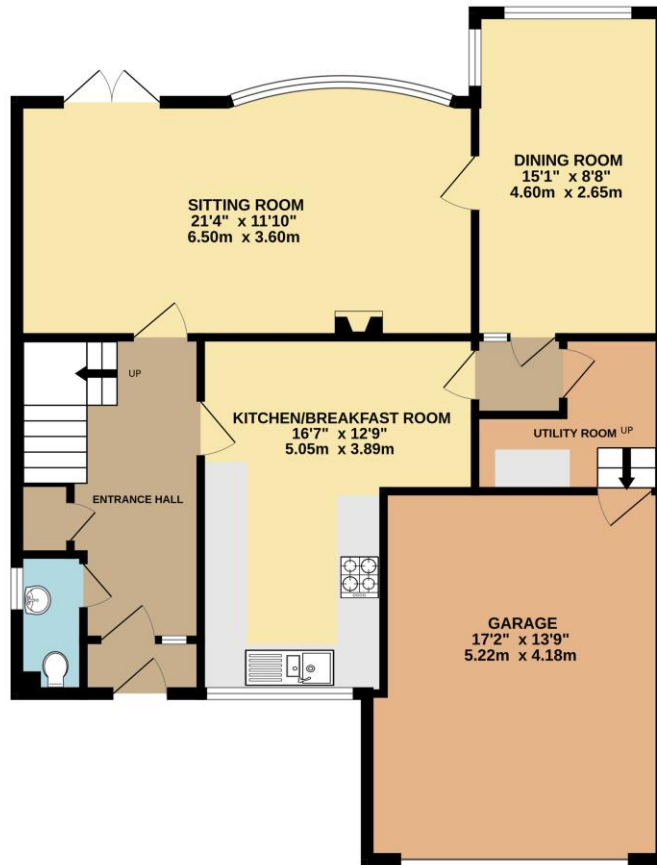
SERVICES Mains water, gas, electricity, and drainage are all connected, subject to the necessary authorities and regulations. Gas fired heating with radiators.

CURRENT PROPERTY TAX BAND F
(Payable 2023/2024 £3080.63).

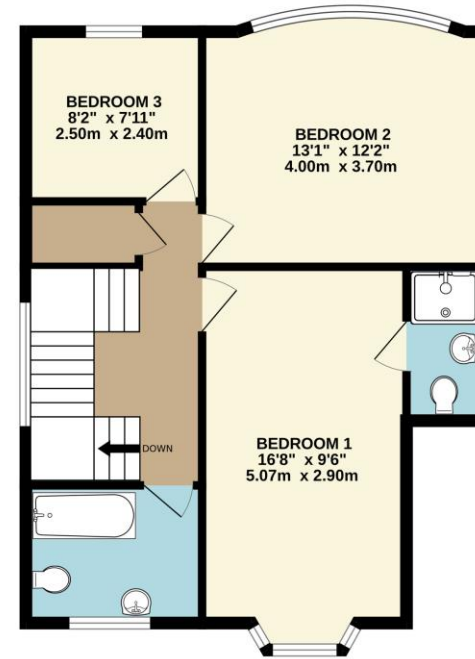




GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



Energy Efficiency Rating	
Current	Possible
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	

TOTAL FLOOR AREA : 1535 sq.ft. (142.6 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.