



53

53 Braddons Hill Road East
Torquay Devon

£625,000 Freehold

**JOHN COUCH**
THE ESTATE AGENT



53 Braddons Hill Road East
Torquay Devon TQ1 1HB

£625,000



A beautifully presented three bedroom single storey residence on a level plot, with sunny gardens, garage and off road parking, close to shops, local buses and the harbour area

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

FOR SALE FREEHOLD

This desirable home is one of just two single-storey properties that were built in the early 1980's. During recent years the home has been stylishly updated and is now perfect for those seeking a relaxed lifestyle.

LOCATION

Set within a sought-after conservation area, where period architecture is still very much in evidence, the location is convenient for the harbourside, town and beaches, with excellent local amenities at both Lisburne Square and the village style community of Wellswood.

INTERIOR

Presented in calming neutral tones this home offers superb lateral space that flows well and has been designed for easy, comfortable living. The large irregular shaped living room spans the width of the house and has large windows allowing excellent natural light and an attractive fireplace provides a focal point during the colder months. The living room flows seamlessly into the adjacent dining area where patio doors open to the back garden.

The kitchen is located to the rear of the house and has been fitted with high quality wall and base units incorporating a range of integrated appliances with the layout designed to incorporate a space for casual dining. The room is dual aspect and is flooded with natural daylight with a glass door opening to the garden terrace.

There are three double bedrooms all with windows overlooking the gardens. The principal bedroom has an en-suite shower room. Completing the accommodation is a superb family bathroom and in the hallway is an airing cupboard and separate double cloaks cupboard.

OUTSIDE

Set discreetly back from the road, the driveway divides providing off-road parking and access to the garage with an up and over door. There are level gardens to the front and rear which are designed for ease of maintenance. The rear garden is very private and is bounded by traditional stone walls and fencing and enjoys a good deal of sunshine throughout the day. The level lawn is dissected by a stone pathway and there are borders planted with mature shrubs and plants. A garden shed provides storage and a large level patio adjacent to the house is the perfect spot for al-fresco dining.

AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the Marina and a good range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco with sporting opportunities including golf, tennis, bowls, rugby, football and cricket available close by.

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 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. The property benefits from triple glazing.

CURRENT PROPERTY TAX BAND E £2606.68
(Payable 2023/2024).

VIEWING BY APPOINTMENT ONLY

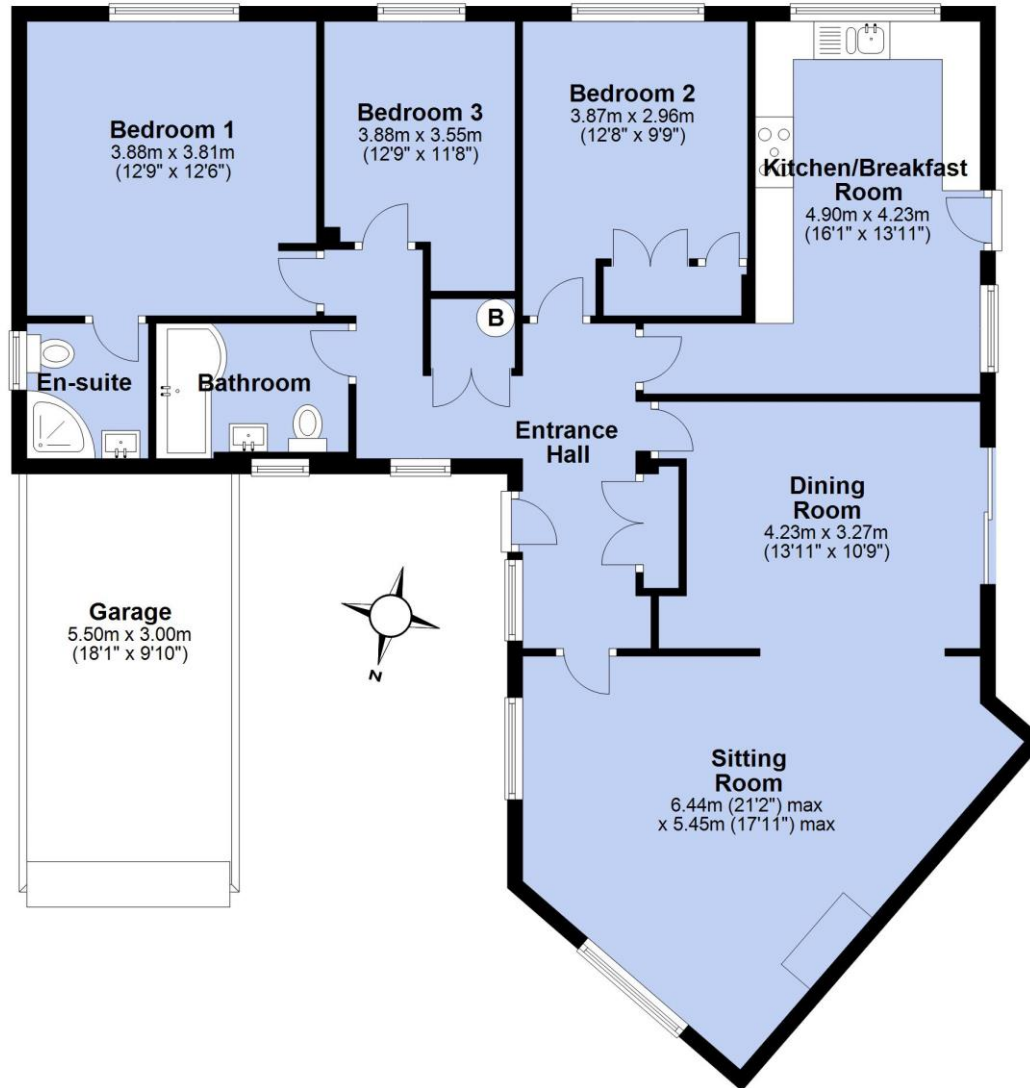






Ground Floor

Approx. 111.1 sq. metres (1195.8 sq. feet)



Total area: approx. 111.1 sq. metres (1195.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100	A
81-91	B
69-80	C
55-65	D
39-54	E
21-38	F
1-20	G
Not energy efficient - higher running costs	
England, Scotland & Wales	

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.