



**JOHN COUCH**
THE ESTATE AGENT

1 Elmhurst
Petitor Road Torquay Devon
£350,000 Leasehold



I Elmhurst Petitor Road
Torquay Devon TQ1 4QF

£350,000



A ground floor apartment in a Victorian Villa, with a private south facing garden, two double bedrooms and two bathrooms within a short walk of St Marychurch and Babbacombe Downs

- Large sitting room ■ Kitchen/dining room
- Two double bedrooms ■ Two bathrooms en-suite
- Private south facing garden ■ Greenhouse
- Parking – details to be confirmed

FOR SALE LEASEHOLD

This secluded Victorian Villa was converted and extended in the 1980's into just four apartments with this ground floor apartment having the benefit of a level south facing garden.

The spacious accommodation has well-proportioned rooms and some preserved period details. There are two double bedrooms with en-suite bathrooms, living spaces which open onto a wide south-facing sun terrace and a large cellar.

LOCATION

Elmhurst is in the district of St Marychurch, which is a sought-after suburb of Torquay, less than two miles from the town and harbourside.

Petitor Road is distinguished by many fine Victorian properties and is home to Torquay Golf Club, with tennis and bowls available in nearby Cary Park.

The community of St Marychurch is a short, virtually level walk away and provides a variety of shops, cafes, pubs, GP surgeries and the historic churches.

At nearby Babbacombe there are further amenities with the Downs being home to the highest cliff-top promenade in England and from where panoramic bay views can be enjoyed. This location has a popular theatre and there are a variety of cafes and pubs to choose from.

From Babbacombe Downs the historic Cliff Railway transports you to the beach at Oddicombe where there is a beachside cafe and at the southern end of the Downs is the well-regarded Cary Arms Hotel where the waterside terrace is perfect for al-fresco dining.

A good local bus network can be found nearby on St Marychurch Road.

DETAILS

A projecting porch with Minton style floor tiles and inset archway gives access to the front door to Elmhurst which opens to just two apartments.

The sitting room is a gracious room with excellent proportions where a canted bay window frames the garden views and a door leads directly onto the garden terrace. Detailed cornicing, a painted fire surround and a shelving niche provide charming period references. This room has space for comfortable furniture and is large enough to also accommodate a dining table and chairs if required.

Adjacent to the sitting room is the kitchen/dining room where a table and chairs can be placed in front of the full width patio doors which open to the south-facing terrace.

VIEWING BY APPOINTMENT ONLY

The kitchen area is partially concealed by an archway and the clever use of a wrap-around countertop. In addition to the fitted wall and base units in the kitchen is a large, shelved pantry style cupboard and an alcove with space and plumbing for laundry appliances.

The principal bedroom is a large room with some original intricate cornicing and full length windows which frame views onto the private garden. To one wall are fitted wardrobes and there is an attractive fire-surround suitable for an electric fire. A door opens to a few steps descending to the en-suite which has a shower cubicle, basin, WC and a window with obscured glass.

A further door opens to the basement where steps descend to two large rooms which have some daylight. One room has plumbing and a sink. This space is currently used for storage but could be converted for use as a home cinema or gym.

Bedroom two has a range of fitted wardrobe cupboards and an unusual corner window which floods the room with light and provides a pleasant outlook onto the garden. The fitted en-suite bathroom has an opening window with obscured glass.

OUTSIDE

To the front of the house is an area where cars can be parked (exact details to be confirmed) and to the rear is a private garden which also has gated access from the front drive.

The gardens are a feature of the property being level and south facing with a paved terrace that runs the width of the house and is the perfect spot to relax and enjoy the available sunshine.

To the east boundary is lovely stone wall against which is a large brick based greenhouse with windows and a pitched single apex roof. The level lawn has a central garden bed and the borders have many mature shrubs providing privacy and interest throughout the year.

AREA

Located within a large sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

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 international 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.

CURRENT PROPERTY TAX BAND D

(Payable 2024/2025 £2232.85)

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Ofcom Data) **BROADBAND** Standard (ADSL) and Ultrafast (FTTP) available (Virgin Media & Openreach) (Ofcom Data)

CURRENT MAINTENANCE/LENGTH OF LEASE

£2191.04 and £50.00 ground rent per annum. remaining period of 199 year lease from 24th June 1982, lease end date 24/06/2181

GENERAL GUIDANCE

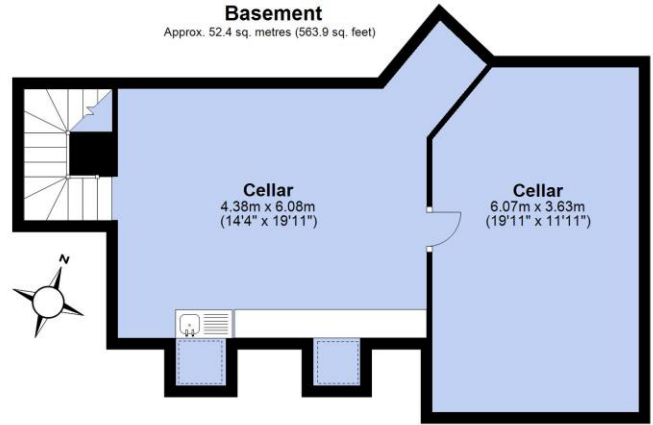
Shorthold tenancy agreements and pets are allowed, but holiday letting is not permissible. (Subject to confirmation by the Management Company).

Parking arrangements to be confirmed





Basement
Approx. 52.4 sq. metres (563.9 sq. feet)



Ground Floor
Approx. 132.1 sq. metres (1422.3 sq. feet)



Total area: approx. 184.5 sq. metres (1986.2 sq. feet)

Energy Efficiency Rating		Current	Potential
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		EU Directive 2002/91/EC	

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.