



**JOHN COUCH**
THE ESTATE AGENT

Copper Beeches 23 Western Road
St Marychurch Torquay Devon

£650,000 Freehold



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St Marychurch Torquay Devon TQ1 4RJ

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A four bedroom 1920/1930's era house set within a sought after Conservation area offering spacious reception rooms, lovely neighbourhood views, delightful sunny gardens, garage/workshop, single garage and in-and-out driveway parking

- Period character home ■ Kitchen/dining room ■ Utility ■ Sitting room
- Conservatory ■ Dining room ■ Two ground floor bedrooms
- Shower room ■ Two first floor bedrooms ■ Bathroom & WC
- Garage ■ Garage/workshop ■ In-and-out driveway parking ■ Wrap-around gardens

FOR SALE FREEHOLD

Copper Beaches is conveniently close to the extensive amenities of St Marychurch in a quiet residential road where the wrap-around gardens create a sense of peace and tranquillity. This charming bespoke home is believed to have been built on the old tennis court of the neighbouring Victorian villa and has been a much loved family home for many years.

Whilst the house has been appropriately updated, the owners have been careful to preserve the spacious proportions and ambiance of its origins.

This home now offers comfortable accommodation for everyday living whilst presenting superb spaces for entertaining family and friends with delightful gardens that offer places to relax, spaces to play and terraces for al-fresco dining.

LOCATION

The property is located in the sought-after St Marychurch Conservation area where the house sits alongside other attractive period properties. This quiet location is conveniently close to local transport links, an extensive range of shops, cafes and pubs, two GP practices and a pharmacy.

Within a short distance are the beautiful Babbacombe Downs where there are cafes with sea views, pubs and the Babbacombe theatre. Oddicombe beach with its beach café and the respected Cary Arms are easily accessed from the Downs by footpath or by means of the famous cliff railway.

Torquay Golf Club, bowls and tennis are available locally along with many water sports. This location is also convenient for access to Torbay Hospital and for out of town shopping areas.

INTERIOR

This attractive home sits on a peaceful, secluded plot where a gated in-and-out driveway leads to the entrance and the house is characterised by twin bays to the front with a central front door opening to an enclosed porch.

The entrance hall provides a warm welcome and the house then opens up to reveal the living areas which are all at ground floor level as are two of the bedrooms and a shower room.

The sitting room is located at the front of the house and has generous proportions with a large bay window framing the garden views and there is access to a conservatory that sits to the side of the house giving views around the gardens.

VIEWING BY APPOINTMENT ONLY

Across the hallway is the dining room, which also has a lovely bay window, together these three rooms create truly comfortable living spaces that are presented with flair and style reminiscent of the age of the house and are ideal for entertaining family and friends.

The spacious kitchen sits to the rear of the house with a door opening to the utility room which gives access to the garden. The kitchen has a good range of wall and base units with a seating area for casual dining positioned for enjoyment of views over the garden.

Completing the ground floor accommodation is a smart shower room with WC and two bedrooms, one of which is currently fitted out to provide a superb home office.

The original staircase gently rises to the first floor level where the landing window shows views across the surrounding area towards Brunel Woods. Access to loft, via ladder. Linen cupboard with shelving.

To the front of the house are two large double bedrooms, both with deep dormer windows and further windows to the gardens on either side. These rooms both have good built-in storage cupboards. Completing the accommodation at this level is a large bathroom with a separate WC.

OUTSIDE

From Western Road, gate piers mark the entrance to the in-and out driveway where there is parking for multiple vehicles and access to the garages/workshop that have light and power.

The gardens are very well established with level areas around the house where there are lawns and borders filled with hedges, trees and mature shrubs with excellent spaces for outside furniture and entertaining.

Steps lead to a lower garden which would be ideal as a hidden play area for children with the sheltered sunny aspect also being perfect for a vegetable patch or fruit cages, with a greenhouse currently in situ. The wrap-around gardens are a delight with much to discover and they provide a lovely feeling of seclusion and privacy to the property.

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 out of town shopping parks where there are major supermarkets and well known high street names.

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 F (Payable Torbay Council 2024/2025 £3225.23)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)





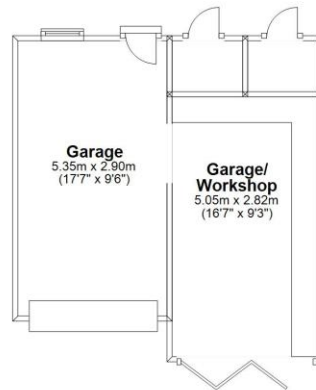
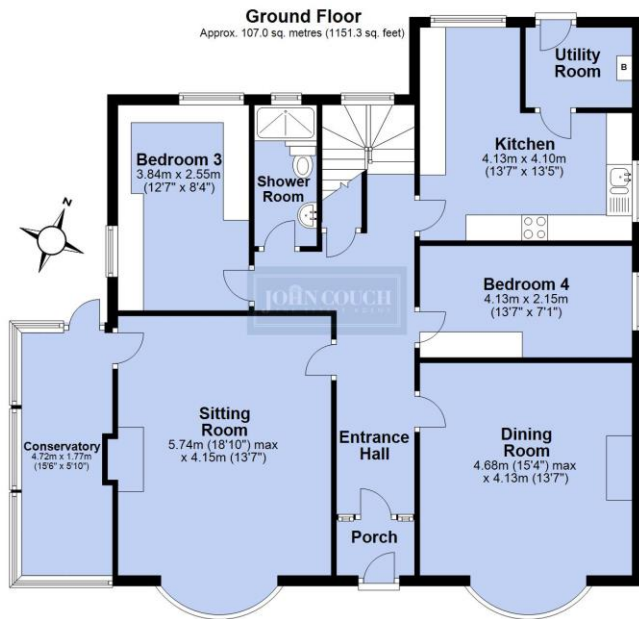












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 171.8 sq. metres (1849.1 sq. feet)

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.