

SIMPLY GREEN

Erith Mount,  
Higher Erith Road,  
Torquay  
£650,000





An exceptionally well-presented period home boasting many of the character features expected of a house from this era. The property could provide families separate living due to the layout of this property and was by the current vendors for a period of time.

This stunning property mixes the best of classical style with contemporary comforts boasting light and spacious accommodation over two floors.

This impressive period home, has 5 bedrooms, 4 Reception rooms, kitchen and two bathrooms. The current vendors have recently decorated and upgraded parts of the family home. A real feature is the large garden with its pockets of areas to entertain family and friends and has views over the surrounding area.

### **Situation**

This impressive period home is located on Higher Erith Road, a quiet tree lined road well within easy reach of the harbourside and Wellswood shops. The property lies within the Lincombes conservation area in an attractive hillside setting away from the hustle and bustle of the town however, within minutes of the local beaches and striking distance to all local amenities making this the perfect family home.

The property occupies a much sought after residential position within the heart of Wellswood, being within a few hundred yards of the Wellswood boutique shops, cafes and facilities and The Kents restaurant/pub, which offers fantastic food and drinks. In addition, there is the highly regarded Ilsham Church of England Primary School, making this property within the perfect location for growing families. Torquay is located in the heart of the English Riviera famed for its mild climate and clear waters with a mild south-facing aspect and miles of sandy beaches. The harbour, with its large marina, palm trees and subtropical gardens, elegant Georgian terraces, plus a myriad of bars and restaurants (one with Michelin-starred cuisine), remains the most attractive area. A good range of educational facilities can be found in Torquay including the highly regarded Torquay Grammar Schools for boys and girls. Exeter is approximately 19 miles from the property, with its extensive range of cultural and recreational facilities. Now an easy commute thanks to the new South Devon Highway.

There are many bus stops along the harbourside and town centre that offer fantastic connections to Paignton, Brixham, Newton Abbot, Dawlish, Shaldon and more. The ring road is only a short drive away, which offers great connections to Newton Abbot, Exeter and beyond. An internal inspection is essential to appreciate the size, position, condition and views that the accommodation boasts.

**AGENTS NOTE: WE ARE CURRENTLY IN DISCUSSIONS IN SEPARATING THE TOP SECTION OF THE GARDEN.  
THIS AT PRESENT DOES NOT FORM PART OF THE GARDEN FOR SALE**

## **Accommodation**

A wooden door to an entrance porch with solid wooden flooring and a wooden framed glazed door leading through to the generous sized hallway with a staircase rising to the first floor and understairs cupboard.

The hallway also has solid wooden flooring and doors to the principal reception rooms.

The accommodation continues to a generous sized living room with an original bay window and fitted shutters. A central fitted limestone fireplace with a living flame gas fire. There is a further glazed original window to the side aspect with fitted shutters, wall lights and attractive corning.

The further reception room is currently laid to a secondary kitchen with an original wooden framed glazed window, a single drainer single bowl sink inset with laminate worktops and modern base cupboards and drawers. Wall mounted gas boiler and a set of uPVC double glazed French patio doors with original shutters leading to the front garden. From the entrance hallway, a door leads through to a separate dining room with fitted cupboards and an original glazed window to the rear aspect, a serving hatch and a staircase rising to the first floor accommodation.

The sitting room has a set of original glazed double doors leading to the side, front and rear garden. A fitted woodburning stove with an attractive tiled hearth, backing and wooden surround. Fitted shelving can be found on either side of the fireplace with fitted cupboards below.

From the dining room, a set of double doors flow through to the kitchen offering three glazed windows to the rear aspect.

A stainless steel single drainer single bowl sink inset with worktops and a range of matching base cupboards, drawers and fitted matching wall cupboards. Inset four ring electric hob and an integrated double electric oven, plumbing for washing machine, space for fridge, tiled flooring and a side wooden framed glazed door leading to the garden.

### **First floor accommodation**

A large landing with ceiling light and doors to principal rooms. The master bedroom is a generously sized double room with a twin aspect incorporating wooden framed glazed windows and a fitted wash hand basin.

Bedroom number two is also double in size and offers a wooden framed glazed window to the front, fitted wardrobes with cupboards above and access to the loft space.

The family bathroom has been recently refitted by the current vendor and offers a wooden framed glazed window, attractive tiles, a deep fill panelled bath with shower attachment, WC, wash hand basin with fitted cupboards below and there's also a wall mounted heated towel rail. A further door from the landing leads through to the secondary landing with doors to further bedrooms and bathroom. The third bedroom is double in size with an aspect to the side, overlooking the attractive landscaped gardens via an original wooden framed glazed window. Bedroom four is double in size with a wooden framed original glazed sash window. The fifth bedroom is a generously sized single room with a twin aspect via a set of wooden framed original glazed windows.

The accommodation concludes with a refitted modern family shower room with wooden framed glazed window, fully tiled walls, double width tiled shower cubicle, WC and wash hand basin.







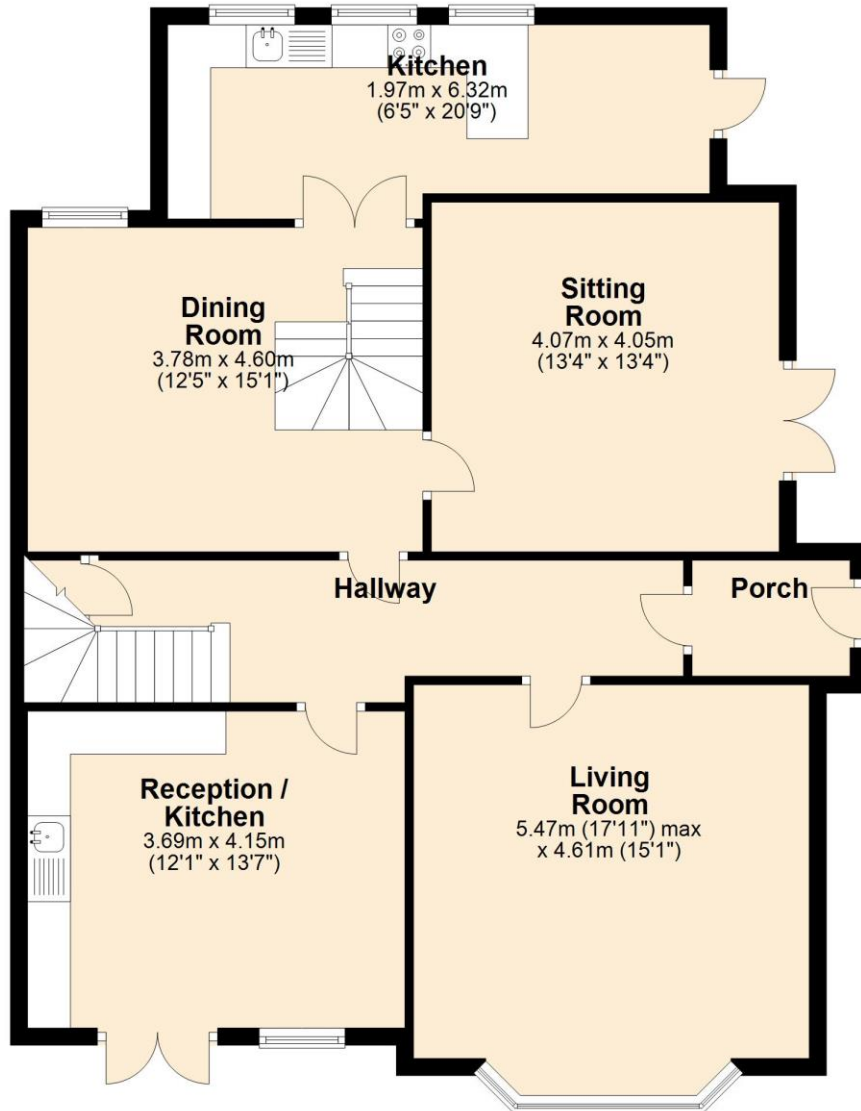




# Floorplan

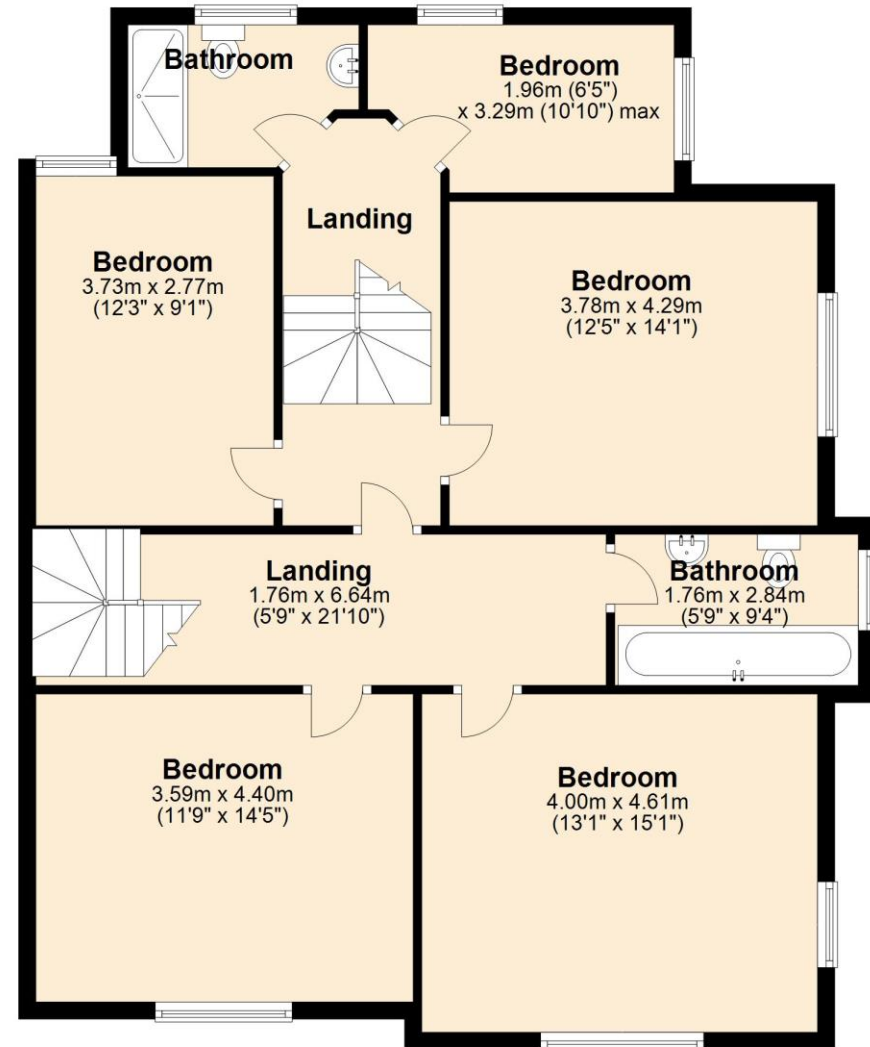
## Ground Floor

Approx. 100.5 sq. metres (1081.5 sq. feet)



## First Floor

Approx. 100.1 sq. metres (1077.3 sq. feet)



Total area: approx. 200.6 sq. metres (2158.9 sq. feet)





**TENURE: Freehold  
COUNCIL TAX BAND F**

For more information on this house or to arrange a viewing please call the office on:

**01626 798440**

Alternatively, you can scan below to view all of the details of this property online.

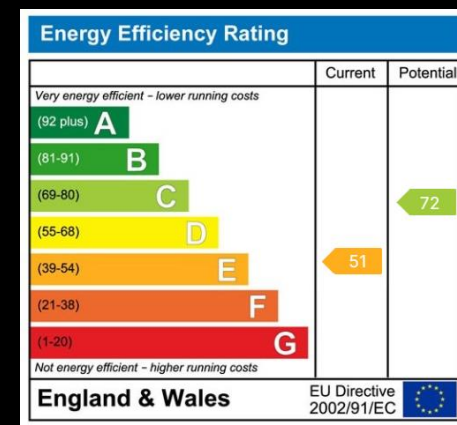


## Outside

The property is accessed via a set of double wrought iron gates leading to a raised expanse of level lawned garden and patio area, perfect for entertaining family and friends. The property is bordered by external lighting with access to the front porch via a solid wooden door. There is an abundance of mature trees, bordering the property and attractive shrubbery and plants found throughout.

A wrought iron gate leads to a hardstanding path with external lighting and access to the kitchen via a wooden framed glazed door. The hard standing path continues to the rear of the property with a bordering stone wall with mature hedging, an outside tap and two coal houses.

Steps with bordering sloping lawned gardens and bordering attractive plants, shrubbery and mature trees. The steps continue to rise up to an elevated expanse of lawned gardens. The top garden is currently separated from the main dwelling with the potential for development. Incorporating a separate property. This garden is bordered by the original stone wall and is laid to a sloping appearance. Access to Ridgeway Road is via a set of double wooden gates.



88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET